



## Tower One/Tower East Rental Information

### Tower One

Designed by renowned architect Charles Moore and opened in the spring of 1971, Tower One was founded to provide affordable rental housing for seniors in well-appointed apartments located in a dynamic urban environment. Tower One includes 196 apartments in a 21-story high-rise building; all apartments have outstanding views of Long Island Sound, downtown New Haven, or the Yale University Campus and western hills.

If you are not seeking a subsidy there is no maximum income limit for Tower One.

Residents may choose from one of four apartment styles and sizes, according to availability:

<b>96</b>	<b>Studio Apartments</b>	<b>Market Rent Fee*</b>
	32 Studios	\$929
	64 Deluxe Studios	\$1,035
<b>16</b>	<b>1-Bedroom Apartments</b>	<b>Market Rent Fee*</b>
	8 One-Bedroom	\$1,362 (2 people, \$1,661)
	8 Deluxe One-Bedroom	\$1,416 (2 people, \$1,715)

Assisted Living Floors 2 through 7

<b>48</b>	<b>Studio Apartments</b>	<b>Market Rent Fee*</b>
	24 Studios	\$1,011
	24 Deluxe Studios	\$1,107
<b>12</b>	<b>1-Bedroom Apartments</b>	<b>Market Rent Fee*</b>
	12 One-Bedroom	\$1,466 (2 people, \$1,765)

Assisted Living Floors 8 through 10

<b>6</b>	<b>Studio Apartments</b>	<b>Market Rent Fee*</b>
	6 Deluxe Studios	\$1,213
<b>18</b>	<b>1-Bedroom Apartments</b>	<b>Market Rent Fee*</b>
	9 One-Bedroom	\$1,446 (2 people, \$1,745)
	9 Deluxe One-Bedroom	\$1,572 (2 people, \$1,871)

*\* The Market Rent Fee includes the cost of the dinner plan for one person. Residents of Tower One must participate in the dinner plan, which is currently \$299 per month per person.*

Tower One maintains 92 Section 8 Rental Subsidy Certificates. Income requirements, as indicated below, must be met in order to qualify for Section 8 rental assistance.

<b>Maximum Annual Income</b>			
One Person	\$27,400	Two Persons	\$31,300



### **Tower East**

Tower East opened in 1982, completing the campus setting of the retirement community. The campus includes enclosed gardens, courtyards, reserved parking for residents who drive, and ample visitor and caregiver parking.

All apartments in Tower East are available for HUD Section 8 Rental Assistance. Tower East only admits residents who are eligible for the HUD rental subsidy; residents pay approximately 30 per cent of their income for rent. The remaining 70 per cent of the rent is paid by HUD federal subsidy funds.

<b>Maximum Annual Income</b>			
One Person	\$27,400	Two Persons	\$31,300

Residents may choose from one of two apartment sizes, according to availability:

<b>150</b>	<b>Apartments</b>	<b>Market Rent Fee</b>
	144 1-Bedroom Apartment	\$1,519
	6 2-Bedroom Apartments	\$1,688

To schedule a tour:  
**Rebecca Goodman-Olshansky at 203-772-1816 ext. 250.**



## **Tower One/Tower East Services/ Amenities**

A non-profit organization created to provide affordable housing for seniors, residents at Tower One/ Tower East enjoy all of the amenities found at luxury retirement communities for a fraction of the cost.

Services/ Amenities	Tower One	Tower East
Comfortable Studios and 1- Bedroom Apartments	X	X
Fine Dining	X (included)	X (at a nominal fee)
Kosher Meals	X	X
Home Delivery of Meal Service	X	X
Towers Café	X	X
On-site Primary Care	X	X
Assisted Living Services	X	X
Free Health Screenings	X	X
Social Service Coordinators	X	X
Utilities Paid	X (except phone, cable)	X (except phone, cable, electric)
Housekeeping	X	X
Laundry Facilities/ Service	X	X
Emergency Call System	X	X
Smoke Detectors/ Sprinkler System	X	X
Controlled Access/ Security	X	X
24-Hour Security and Staffing	X	X
Daily Safety Checks ("I'm OK")	X	X
Wellness Programs	X	X
Religious Services	X	X
Banking	X	X
Convenience Store	X	X
Excursions, Cultural and Recreational Activities	X	X
Pets (up to 35 pounds)	X	X
Landscaped Grounds	X	X
Elevators	X	X
Library	X	X
Arts and Crafts Center	X	X
Gift Shop	X	X
Resident Association	X	X
Guest Speakers/ Demonstrations	X	X
Reserved Parking	X	X

**Tower One/Tower East  
 Reaching New Heights in Affordable Senior Living!**



## **FAQs:**

### **Frequently Asked Questions About Assisted Living At Tower One/Tower East**

#### **What is Assisted Living?**

Assisted Living is a relatively new concept that represents a housing choice for seniors that bridges the gap between totally independent living and nursing home living. It is a perfect choice for those seniors who simply need a "little" extra help in order to remain independent. Assisted living residences, such as Tower One/Tower East, provide additional services, often on a "menu" basis for the resident, that may include the provision of meals, housekeeping, assistance with bathing and dressing, or medication monitoring. All residents at Tower One/Tower East enjoy their own apartments, as well as common areas for communal and social events.

#### **How do I or my family members know when I am ready for assisted living?**

Only you can answer that question. Often, however, the move to an assisted living resident is created by need and is driven by a particular event or crisis, such as a fall, the loss of a spouse, a recent hospital stay, and the like. Others, however, make plans to situate themselves to avoid the need to move in a crisis situation. We can provide you with an informational booklet from the Connecticut Assisted Living Association (CALA) that also addresses these issues.

#### **What does it cost to live at the Towers?**

Tower One/Tower East offers seniors the opportunity to enjoy affordable assisted living. Rental and dining fees range from \$875.00 to \$1,324.00 monthly, depending on the size of your apartment and number of occupants (one or two).

All apartments at Tower East and many in Tower One are available for HUD Section 8 Rental Assistance. Residents eligible for participation in the HUD program are required to pay a maximum of 30 percent of his or her income for rent. The remaining 70 percent of the rent is paid for by HUD federal subsidy funds.

#### **What assisted living services are currently available at Tower One/Tower East?**

Residents at Tower One / Tower East have long had access to assisted living services provided through a contractual agreement between Tower One / Tower East and Utopia Assisted Living Services, a state licensed Assisted Living Service Agency (ALSA). Utopia maintains an on-site office staffed by nurses and aides able to provide medication supervision, assistance with bathing or dressing, or other personal care and household needs.

#### **What will the renovation project at Tower One/Tower East mean to its assisted living residents?**

The renovation at Tower One means that residents living in the new apartments will be able to enjoy fully accessible apartments and "lounges" on each floor for social activities. The renovation is designed to meet the social, health and physical needs of assisted living residents.



**Do we sign a lease? For how long? Is there an up-front fee for admission?**

Unlike many other retirement communities, Tower One/Tower East is a mission-driven, nonprofit organization. There is no "up-front fee" for admission as a resident.

You do, however, sign a lease just as you would at any rented apartment or retirement community. Leases are generally renewed on an annual basis for as long as the resident chooses to remain in his/her apartment. Residents often remain at Tower One/Tower East for many years, truly creating their own retirement home.

**Will my day be regimented?**

Only as much or as little as you would like. Some residents maintain a totally independent lifestyle; others take full advantage of the activities and social services that are available daily at the Towers.

**Can spouses share an apartment?**

Of course.

**What if I need emergency assistance in the middle of the night?**

Then you shall have it. Tower One / Tower East provides on-site staff 24 hours a day; to respond to emergency needs. Emergency call for aid pull cords are in all bedrooms and bathrooms.

**What if I need additional assistance after entering Tower One / Tower East? Will I have to go to a nursing home?**

Assistance with Activities of Daily Living (ADLs) – bathing, dressing, and ambulation – is available seven days a week. Assistance in other areas, such as laundry, housekeeping, or socialization, can be provided on an as-needed basis.

You, your family members, and your health care team can best determine if or when nursing home care is required. Assisted living, however, often provides the answer to a premature move to a nursing home.

**Will I still use my own doctor?**

If you want to. However, the Hospital of St. Raphael's ElderCare Program provides primary health care for Tower residents wishing to avail themselves of on-site health care.

**Are your facilities handicapped-accessible?**

Yes.

**Can I bring my pet?**

Yes, and that's one of the real advantages of our community. We know that making a lifestyle change is stressful enough, without adding the additional stress of losing a beloved pet. Many of our residents have cats and small dogs; several of our staff members regularly bring their pets to work!

**Can I come and go as I please?**

Of course you can, always with the knowledge that security is provided at our community 24 hours a day. If you drive, residents enjoy reserved parking spaces.



**Are different floor plans available? If so, how do they differ?**

Yes, there are different floor plans that include comfortable and deluxe studios and one-bedroom apartments at Tower One and one- and two-bedroom apartments at Tower East. Depending on availability, you will be shown examples of each style when you tour our community.

**Can I have guests or relatives?**

Absolutely, in your apartment or in the Towers Café or dining room. If you choose to entertain your guests or relatives in the Towers Café or dining room, you will be responsible for the cost of their meals.

**Can I bring my own furniture?**

Yes. Our apartments are provided on an unfurnished basis, with the exception of window coverings, carpet, and appliances. You are encouraged to bring your favorite furnishings from your prior home to create your own new home.

**How do I learn more? Can I schedule a tour?**

First, review the material you have been sent or take a peek at our community on our website, [seniorhousing.net/ad/towers](http://seniorhousing.net/ad/towers). Then, come down and visit. See for yourself what an energetic, diverse, vibrant community we have at Tower One/Tower East.

**To schedule a tour, contact Rebecca Goodman-Olshansky, our Occupancy manager, at 203.772.1816, ext. 250.**



## Tower One/ Tower East Cost of Living Analysis

The chart below will help you evaluate the cost of living savings you are likely to experience as a resident of Tower One/ Tower East. Use it to compare your current expenses for housing and related services in your own home or at another retirement community. The results will become quickly obvious. Tower One/ Tower East is truly **Reaching New Heights in Affordable Senior Living!**

Monthly Expenses	Current	Other Community	Tower One/Tower East
Rent/ Mortgage			
Meals (6/week)			Included
Insurances			
Utilities (except phone)			Included
Basic Cable			
Property Taxes			Included
Yard Maintenance			Included
Snow Removal			Included
Housekeeping*			
Laundry Services*			
Activities			Included
Wellness Programs			Included
Scheduled Transportation			Included
Security			Included
Trash Service			Included
Routine Maintenance			Included
Totals:			

\*Available at a nominal fee

To schedule a tour:  
**Rebecca Goodman-Olshansky at 203-772-1816 ext. 250.**

**TOWER ONE / TOWER EAST**  
18 Tower Lane  
New Haven, CT 06519  
(203) 772-1816  
[www.towerone.org](http://www.towerone.org)

## **ASSISTED LIVING CONSUMER INFORMATION STATEMENT**

If you or a loved one is considering a move to an assisted living community in Connecticut, you have many choices. All assisted living communities provide or make available meals, housekeeping, social and recreational activities and other services, as well as personal care and nursing services licensed by the Connecticut Department of Public Health. There is, however, considerable variety in the scope of services, costs, and the way in which costs are billed.

The Connecticut Assisted Living Association (CALA) has developed a booklet, *A Consumer's Guide To Assisted Living In Connecticut*, to provide general information. In addition, this Consumer Information Statement provides specific information about each community. Our goal as a CALA member community is to offer full and meaningful disclosure to consumers. A careful review of the booklet, *Consumer's Guide*, this Consumer Information Statement, and your lease will provide you with knowledge you need to make informed choices about the assisted living communities you are considering and whether assisted living is the right choice for you.

We hope that this Consumer Information Statement and other documents are helpful to you. Our staff is always available to discuss issues and answer questions. Please don't hesitate to call Rebecca Goodman-Olshansky, Admissions Manager at 203.772.1816, ext. 250 for more information.

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**TOWER ONE / TOWER EAST**  
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(203) 772-1816  
www.towerone.org

## COMMUNITY INFORMATION

Name of Community	Tower One/Tower East
Managed By	Tower One
President/CEO	Dorothy Giannini-Meyers
Address	18 Tower Lane New Haven, CT 06519
Telephone	(203) 772-1816
Licensed Assisted Living Services Agency	Utopia Assisted Living Services Agency
For More Information, Contact	Rebecca Goodman-Olshansky (203) 772-1816, ext.250

## BASIC INFORMATION

- ♦ **Important Documents.** Copies of your lease, Residents' Bill of Rights, Residents' Handbook and copies of Utopia's Assisted Living Services Agreement, and Utopia's Assisted Living Clients Bill of Rights will be made available to you as they are executed. These documents provide detailed information about contractual arrangements and your rights and responsibilities as a resident of this community.
- ♦ **Fees and Services.** A schedule of fees and the services that are included in those fees is attached. Fees are subject to change.
- ♦ **Residence and Discharge.** All residents must be able to live independently or with appropriate and approved supportive services in accordance with our Tower One / Tower East Tenant Selection Policy.  
  
A resident will need to move out at such time when he/she can no longer live independently with or without supportive services.

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▪ **Smoke Free Community**

Residents of Tower One / Tower East, guests, staff and vendors visiting Tower One / Tower East may **not smoke anywhere in the buildings including the common areas, inside residents' apartments or outside within the perimeters of the Tower One / Tower East property.**

Common areas include, but are not limited to, hallways, lobbies, stairwells, elevators, laundry rooms, community rooms, the café and dining room.

- ♦ **Your Health Care Needs.** A description of how residents' health needs are assessed and monitored, requirements under Connecticut law for administration and supervised self-administration of medications, and much other useful information is provided in the booklet, *A Consumer's Guide To Assisted Living In Connecticut*, which is given to you with this Consumer Information Statement.

♦ **Tower One/Tower East offers:**

Independent Living (no regularly scheduled personal care and nursing services).

Assisted Living (regularly scheduled personal care and nursing services available).

♦ **Nursing and Personal Care Staffing provided by Utopia Home Health Care and Utopia Assisted Living Services Agency**

**Nurse Aide Staffing.** Trained and certified nurse's aide or home health aide staffing is available to meet your needs as identified in your service plan.

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Nursing Staff. Utopia Assisted Living Services Agency nurse staffing is available on-site for residents receiving assisted living services from 8:00AM to 4:00PM, Monday through Friday, and on call at all other times.

◆ **Tower One / Tower East Management**

President/CEO	Dorothy Giannini-Meyers
Vice President/COO	Gail Ford
Resident Services Dept. Manager	Karen Brown
Finance Director/CFO	Cynthia Block
Marketing/Occupancy Manager	Rebecca Goodman-Olshansky
Facilities Support/Security Director	William Anderson
Food Service Director	Ed Florczak

• **Office of the Long-Term Care Ombudsman**

State of Connecticut – Department of Social Services  
25 Sigourney Street, Hartford, CT 06106

The mission of the Long-Term Care Ombudsman is to protect the health, safety, welfare and rights of long term care residents. This program responds to, and investigates concerns and complaints made by residents, family members, responsible parties or any other person acting on their behalf.

You may reach the regional offices of the Long-Term Care Ombudsman Program by calling: (866) 388 1888, (860) 424 5221, and (203) 597 4181.

**MOVE-IN AND MOVE-OUT REQUIREMENTS**

**Move-In Requirements**

We require a health and functional assessment by a Registered Nurse and/or Social Worker for all applicants in order to determine whether your needs can be met, and how they can best be met by

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Utopia Assisted Living Services Agency and/or the Tower One/Tower East Resident Services Department. In order for you to be admitted for assisted living services (personal care and nursing) your condition must be chronic and stable as certified by your own physician. We will require this certification and some basic information from your physician prior to move-in if you will be receiving assisted living services. For applicants living out of state we will require a geriatric assessment by a board certified geriatric specialist.

Certain conditions or circumstances, such as those set forth in our Tenant Selection Plan, may make you ineligible for admission. Decisions regarding admission of applicant will also be guided by the criteria set forth in our Tenant Selection Plan. In addition to information regarding your physical and cognitive condition and functional abilities, we will require certain financial information to determine your ability to meet your financial obligations.

### **Move-Out Requirements**

Connecticut law does not list specific conditions or circumstances that would require you to leave Tower One or Tower East. Decisions about move-out are made on an individual basis, and always with your involvement and, when appropriate in consultation with your family or other representative. We will assist you with arrangements to move to another setting; however, making those arrangements is your responsibility or the responsibility of your family or other representative if you are unable to do so.

You are not required to move out of Tower One/Tower East if your condition is no longer chronic and stable but your overall health status remains appropriate for assisted living; however, in those circumstances, your health care must be provided by a licensed home health agency or other appropriate licensed professional, who may work together with Utopia Assisted Living Services Agency to promote continuity of care.

Utopia Assisted Living Services Agency may be unable to provide services to you if there are safety issues that endanger you or our staff, if you have not paid us for providing services or if you no longer require assisted living services.

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You may be required to move out of Tower One or Tower East under the following circumstances:

- ♦ You fail to meet your obligations under your lease. This includes your obligations to make all required payments in a timely manner and to abide by the rules as detailed in your lease and Resident Handbook which is an addendum to your lease.
- ♦ You require a higher level of care than we are able to provide, such as 24-hour skilled nursing supervision, or intensive care or therapy not generally available in an assisted living setting.
- ♦ Your behavior or actions pose a risk to your own health, safety or comfort or to the health, safety or comfort of other residents.

Your apartment unit is your legal residence and your rights and responsibilities as a resident are governed by Connecticut's landlord-tenant laws, your lease and our residents' rules.

**ASSISTED LIVING APARTMENTS (ONLY)**

In accordance with applicable HUD regulations, in order to reside in a designated assisted living apartment, at least one member of your household must require and receive assisted living services from our licensed Assisted Living Services Agency. If there is no longer any member of your household receiving assisted living services from our licensed Assisted Living Services Agency, you will no longer be entitled to remain in the assisted living apartment. We will assist you to relocate should you desire such assistance.

**SERVICES AND FEES**

**Monthly Fee**  
**Tower One**

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**Rent**

The following services and amenities are included in the monthly rent you pay for your apartment:

- **In Your Apartment**

Basic Emergency Response System (Pull Cords)  
Kitchenette  
Full Bath (Shower and/or Tub)  
Carpeting  
Window Treatments  
Telephone Jack  
Cable TV Jack  
Lockable Door  
Gas/Electric  
Hot/Cold Water  
Heat  
Air conditioner

- **Meals**

Six (6) kosher dinners a week are included in the Tower One monthly fee

**Monthly Fee**  
**Tower East**

**Rent**

The following services and amenities are included in the monthly rent you pay for your apartment:

- **In Your Apartment**

Basic Emergency Response System (Pull Cords)  
Kitchenette area  
Full Bath (Shower and/or Tub)  
Carpeting  
Window Treatments

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Telephone Jack  
Cable TV Jack  
Lockable Door  
Hot/Cold Water  
Heat

**OTHER SERVICES for both Tower One and Tower East Residents**

- **Meals:** Six (6) Kosher dinners a week are included in the Tower One monthly fee (dinner plan is optional for Tower East residents.) Breakfast and lunch are available in the café on a pay-as-you go basis. We are unable to accommodate requests for special diets.
- **Transportation:** Our resident service coordinators will assist residents in arranging transportation for all purposes. Local supermarkets provide regularly scheduled bus transportation for shopping.
- **Parking:** If you own a car and wish to park on the premises there is a monthly parking fee.
- **Social and Recreational Activities.** Tower One/Tower East provides regular daily activities, special programs and scheduled excursions. Charges may apply for some events.
- **Laundry and Linen Service.** Available at an additional cost.
- **Housekeeping.** Arrangements may be made for housekeeping services at a fee to be determined by the size of the apartment and the level of service to be performed.

**A Tower One/Tower East Fee Schedule is attached and may be subject to change without notice.**

**Nursing and Personal Care Services**

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Nursing and Personal Care services are available through Utopia Home Health Care Services and Utopia Assisted Living Services Agency.

Please see attached Utopia Home Health Care Services and Utopia Assisted Living Services Agency fee Schedule.

### **Increases in Fees and Other Charges**

Your rent and other fees may be increased as indicated in your lease and Assisted Living Services Agreement. We are required to give you at least 30 days notice of increases in charges for rent, personal care and nursing services. Charges for separately billed items such as extra meals, guest meals, laundry, housekeeping, etc. may be increased at any time. Charges may also increase because your health care needs grow, and you require a higher level of, or additional, health care services. This change may occur at any time if your needs for personal care and nursing services increase.

### **Security Deposit**

A Security Deposit equal to one month's Basic Monthly Fee is required. Please see the lease for additional information about the Security Deposit.



### **Disclosure of the Cost of Goods and Services**

**Rents** – The rent for apartments varies based on size.

**Tower One –meal plan included -** Sample rents, for each size and style are below:

Studio	\$ 929
Deluxe studio	\$1,213
Small one bedroom	\$1,446
Large one bedroom	\$1,572

**Tower East – no meal plan**

One bedroom	\$1,519
Two bedroom	\$1,688

Tower East only admits residents who are eligible for a HUD Section 8 rental subsidy. Maximum annual adjusted gross income is \$27,400 for one person and \$31,300 for two people. Residents will pay approximately 30% of their adjusted gross income for rent. The remaining 70% of the rent is paid by HUD federal subsidy funds.

**Meals** – For Tower One residents, the rent include the monthly meal plan, for one person. For Tower East residents the monthly meal plan is available, for six (6) dinners per week (Sunday through Friday) is available; the cost of this meal plan is \$299 per month. Meals are available on a pay as you go basis for \$11.75 for residents. If at such time Tower East amends the meal plan to include seven (7) meals per week; the rent provided for in the lease shall be adjusted according. Dinners can be purchased for guests at a cost of \$13.95 per meal.

Meals (breakfast, lunch and Saturday supper) can be purchased in the Café at a cost of approximately \$2.00 to \$7.00.

**Transportation** – The Resident Services Department assists residents in securing transportation using community resources including My Ride, Community Action and taxis. These services charge fees that the resident must pay. When transportation is arranged for a group activity off the site, a nominal fee is charged.

**Recreation Activities and Events** – A variety of activities and events are offered; most day to day, recurring activities are at no cost to the resident. Fees to cover the costs of off site trips, some special events, and activities that require supplies (such as cooking) are charged.

**Assisted Living Services** – Tower East contracts with Utopia Assisted Living Services to be the provider of Assisted Living Services. The rates for these services are set by the State of CT, Department of Public Health. There are four levels of services. Core (housekeeping) services can be added to each level of Assisted Living Service for \$132.92 per month. Utopia bills residents or their families directly. The monthly fees, based on a 31 day month, are below:

Level one	\$ 723.31
Level two	\$1,191.42
Level three	\$1,677.78
Level four	\$2,160.19

**Facilities Support Services**

	<b><u>Fees</u></b>
<u>Laundry</u> - Wash/Dry/Fold (resident provides detergent)	\$10.00/load and machine fees)
<u>Cleaning Package</u> (Vacuum carpets, wash floors/bathroom, dust)	
Studio	\$20.00
Deluxe Studio	\$25.00
One Bedroom	\$30.00
Two Bedroom	\$35.00
<u>Heavy Duty Cleaning Package</u>	\$25.00/hour
<u>Carpet Cleaning/Shampoo</u>	
Studio	\$40.00
Deluxe Studio	\$50.00
One Bedroom	\$65.00
Two Bedroom	\$80.00
<u>Window Washing – inside only</u>	
Studio	\$15.00
Deluxe Studio	\$15.00
Studio 19 <sup>th</sup> and 20 <sup>th</sup> floors	\$20.00
One Bedroom	\$20.00
Two Bedroom	\$25.00
Miscellaneous tasks (ex. defrost refrigerator, clean oven,	\$ 8.00/15 minutes

and other miscellaneous tasks)

(15 min. minimum)

Rearrange Furniture

\$25.00/hour

(1 hr. minimum)

Light Bulb Replacement

Replace light bulb (resident supplies bulb)

No charge

Replace energy efficient bathroom light bulb (Tower One only)

No charge

Replace lamp-type light bulb (Towers supplied)

\$ 2.00/bulb

Replace fluorescent light bulb (Towers supplied)

\$ 5.00/bulb

Replace refrigerator light bulb (Towers supplied)

\$10.00/bulb

Key Replacement

Apartment

\$2.00

Mailbox

\$2.00

**EXHIBIT 3**

*Description of your community support:*

- (b) *A description of your efforts to involve elderly persons, including minority elderly persons and persons with disabilities in:*
  - (1) *The development of the application;*
  - (2) *The development of the ALF operating philosophy;*
  - (3) *Review of the application prior to submission to HUD;*
  - (4) *Your intent whether or not to involve eligible ALF residents in the operation of the project.*

**(1) *The development of the application***

The Board of Directors and various Board Committees have been involved in the development of this ALCP project's application. Three residents of Tower One are elected to the Board of Directors every year; there is also resident representation on board committees. In preparation of this application, the Board of Directors and various committees have held numerous meetings to discuss details and plan for the proposed ALCP project. The scope of work contained in this application has been discussed in detail with the elected Resident Advisors, at Tenant Council meetings and at open forum meetings.

**(2) *The development of the ALF operating philosophy***

The operating philosophy of the Assisted Living Facility is drawn directly from the mission statement, which was approved by the Board of Directors. In 1990 the mission statement was changed and expanded. While it continues to reflect a commitment to provide quality and affordable housing, a resolution was made to provide a full continuum of supportive services which would support residents' desire to maintain their independence. The mission statement was revised again in 1998 and 2006 to affirm the cultural philosophy of the project. The three Tower One Resident representatives serving on the Tower One Board of Directors participated in the approval of the following mission statement.

**Our Mission:**

The mission of the Towers organization is to provide older persons of varying means with high quality living arrangements and services based upon Jewish values and traditions.

**Our Credo:**

- ◆ Treating every person with dignity and respect
- ◆ Empowering independence with compassion.
- ◆ Assisting through listening and communication
- ◆ Maintaining a safe and secure home for our residents.
- ◆ We all make a difference - Together

**(3) *The review of this application***

Tower One's Board of Directors and the various board committees meet regularly with Tower One's Management to discuss issues related to the operation of the facility. An integral part of part of formulating this application has included sharing it with Resident Advisors and at Tenant Council meetings to incorporate their comments and ideas.

Attached please find meeting notes and minutes from Tenant Council meetings as evidence of their involvement.

**(4) *Your intent to involve elderly persons in the operation of the project***

Tower One will continue to involve elderly residents in the operation of the project. The Board of Directors, the Facility Committee and Program and Services Committee of Tower One, all of which include residents, have been actively involved in creating this application and will continue to be involved in the development and operation of this project.

Resident participation and involvement is assured through the By-laws of the New Haven Jewish Community Council Housing Corp., Inc., a/k/a Tower One. These By-laws stipulate that three residents of Tower One are to be elected Resident Advisors each year to represent the Tower One resident population and two residents of Tower East are elected Resident Advisors to represent residents of the Tower East. These five

Resident Advisors choose three of their number to represent all residents as full voting directors of the eighteen member Board of Directors. Two of the three Resident Advisors/Directors are minority

**Included in this exhibit is Tower One's certification that elderly persons, including minority elderly persons, will be involved in the development and operation of the project.**

*Certification of Intent to Involve Elders including Minority Elders  
and Persons with Disabilities in the Operations of the Project.*

New Haven Jewish Community Council Housing Corp., Inc., certifies that it will involve elders including minority elders and persons with disabilities in the Operations of the Project.

June 2, 2008

  
\_\_\_\_\_  
Lloyd Nurick, Chairman  
New Haven Jewish Community Council Housing Corp., Inc.

Tenants Advisory Council Board

[REDACTED] Elderly, Male, Caucasian  
[REDACTED] Elderly, Female, African-American  
[REDACTED] Elderly, Female, African-American

March 27, 2008

**Tower One/Tower East  
Tenants Advisory Council Meeting**

Members present: about 50 tenants

Purpose of meeting: members given the opportunity to ask questions and give any complaints re: living quarters, activities, and whatever else they may feel.

Dorothy Moore will pass out to members and explain the Towers Local Service Directory.

Meeting now continued with Joe Mascia presiding. Tower East meeting room may be opened for 'take out delivery' from restaurants as Royal Palace Restaurant among others.

Reminder: April 6- Volunteer Registration Event to be held in the meeting room.

Sunday – May 4- Rosa DeLauro luncheon.

A large handmade quilt is being made for tenants to donate money and have their name placed on this quilt which will be exhibited on the wall in the dining room.

Questions – complaints or suggestions:

1. Saturday movies not being set up properly.

A. This is to be referred to Maintenance Dept. Resident Staff to be informed of such.

2. Question Starbucks coffee machine setup until 6PM

3. Elevator etiquette memo to be set up.

4. Super Bowl party set-up

5. Future set-up for Kentucky Derby party

6. Tower One will have trash cans for unwanted mail.

There were no other questions or comments at this time.

Mention was made of elevator on TE.

It has been showing floor #10 continuously, and it should be corrected soon.

More complaints about the long wait for an elevator in TO and questions about if another elevator is being planned. Hope for grant money from HUD to put an elevator on the outside of the Tower One building. Everyone agreed this is needed.

The bank is reluctant to place an ATM machine in this area next to the bank. Also the bank refuses to increase their working hours. Apparently Towers is considered a small client to the bank.

Client – Pearl remarked that we should be thankful for what we now have.

Question about suds backing up on the low flowers in Tower East because of apparent problems with the plumbing where it is located now. Joe and Dorothy reported that a grant application will be sent to HUD for funding to make assisted living apartments on the 7<sup>th</sup> floor and to move the laundry room from there to the ground floor. Good news.

April 24, 2008

**Tower One/Tower East  
Tenants Advisory Council Meeting**

Meeting opened at 7:00PM – Tenants present – 36 or more.

Joe Mascia opened the meeting with a review of pending problems, and how some of these problems are in process of being corrected. He said administration is working on a federal assisted living conversion program grant to adapt more apartments in Tower One for assisted living and build a third elevator. Tower One residents asked questions about which apartments will be affected and expressed unanimous support for the much needed elevator. A grant proposal will also be submitted for improvements to fifteen 7<sup>th</sup> floor apartments in Tower East. Part of the project will involve moving the laundry room from the 7<sup>th</sup> floor to the ground floor to eliminate the long standing and unsolvable problem of laundry suds backing up into sinks and toilets on the ground and first floors. Questions were asked whether there would be more washers and dryers because the current number are not sufficient. Joe Mascia, Dorothy Moore and Anna Webb will convey this request to administration at their next monthly meeting.

Re: Tenants survey sheets, received by the tenants. They were explained by Joe who also mentioned how the tenants may be assisted in filling out these forms.

Re: Rosa DeLauro Luncheon to be held on Sunday May 4, 2008 at 1:00PM in the Main Dining room. Tenants' meals will be boxed and available 12:30-3PM. Lunches may also be purchased & boxed before 11:00AM. A special meeting to greet Rosa DeLauro will be held at 3:00PM. Mon. – There will be an Appreciation Ice Cream Social which will include the tenants to thank them for their patience, assistance, and understanding.

Additional directories were handed out by Dorothy Moore.

The Brown Bag Party will be changed to April 30<sup>th</sup> held in the large Dining Room.

In the Tenants activities meeting held earlier, Joe explained the 'Buddy System.'

A. Any tenant interested may sign up in the Residents Services Office. This is anyone interested in volunteering for same. Also 'Hearing Aids' may be available soon for those who have problems hearing at the meetings.

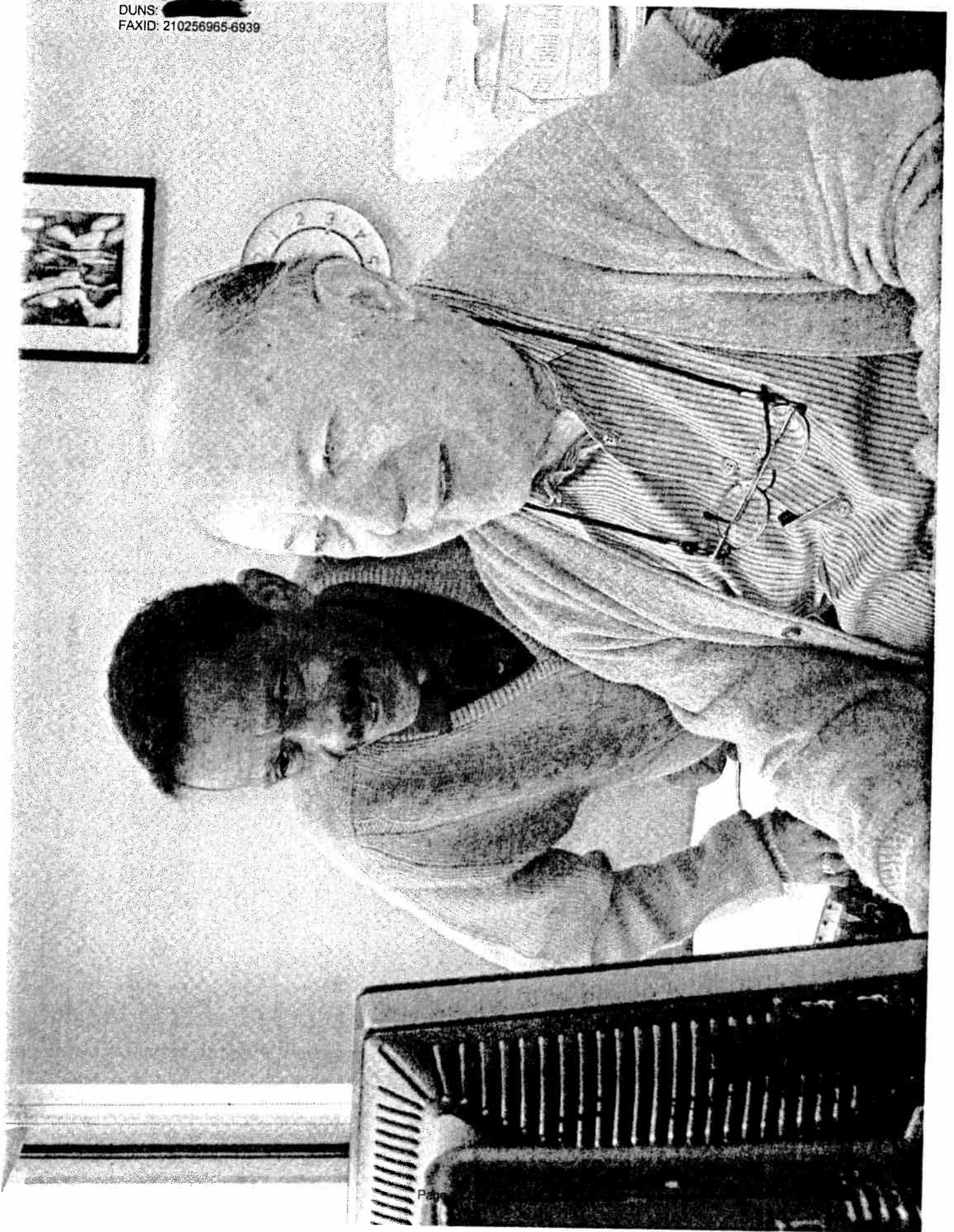
The Sidewalk Barbecue may open up soon at the front side entrance to the dining room. Other activities mentioned:

A. Ping-Pong table - size may be too large but will be checked out. Tenant Ellsworth mentioned that there are portable ping pong tables available. These tables may be folded up.

B. Individual thermostats to be set up in the TE apartments.

C. New laundry room to be brought to the 1<sup>st</sup> floor (maybe Maintenance Room). Will more machines be available making it more convenient for the tenants?

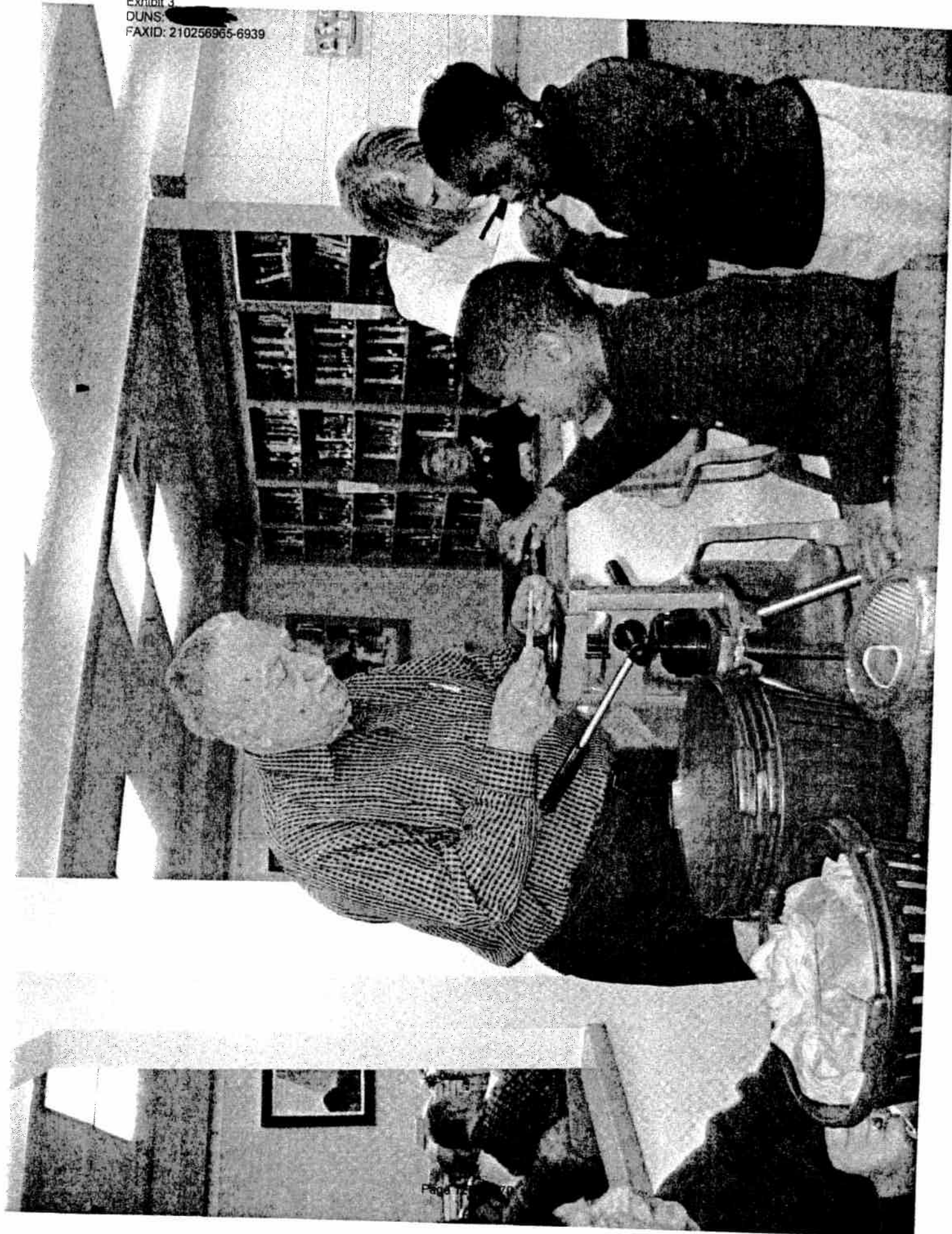
D. A committee is being set up for other outdoor activities such as:  
Morris Music Hall Repertory.





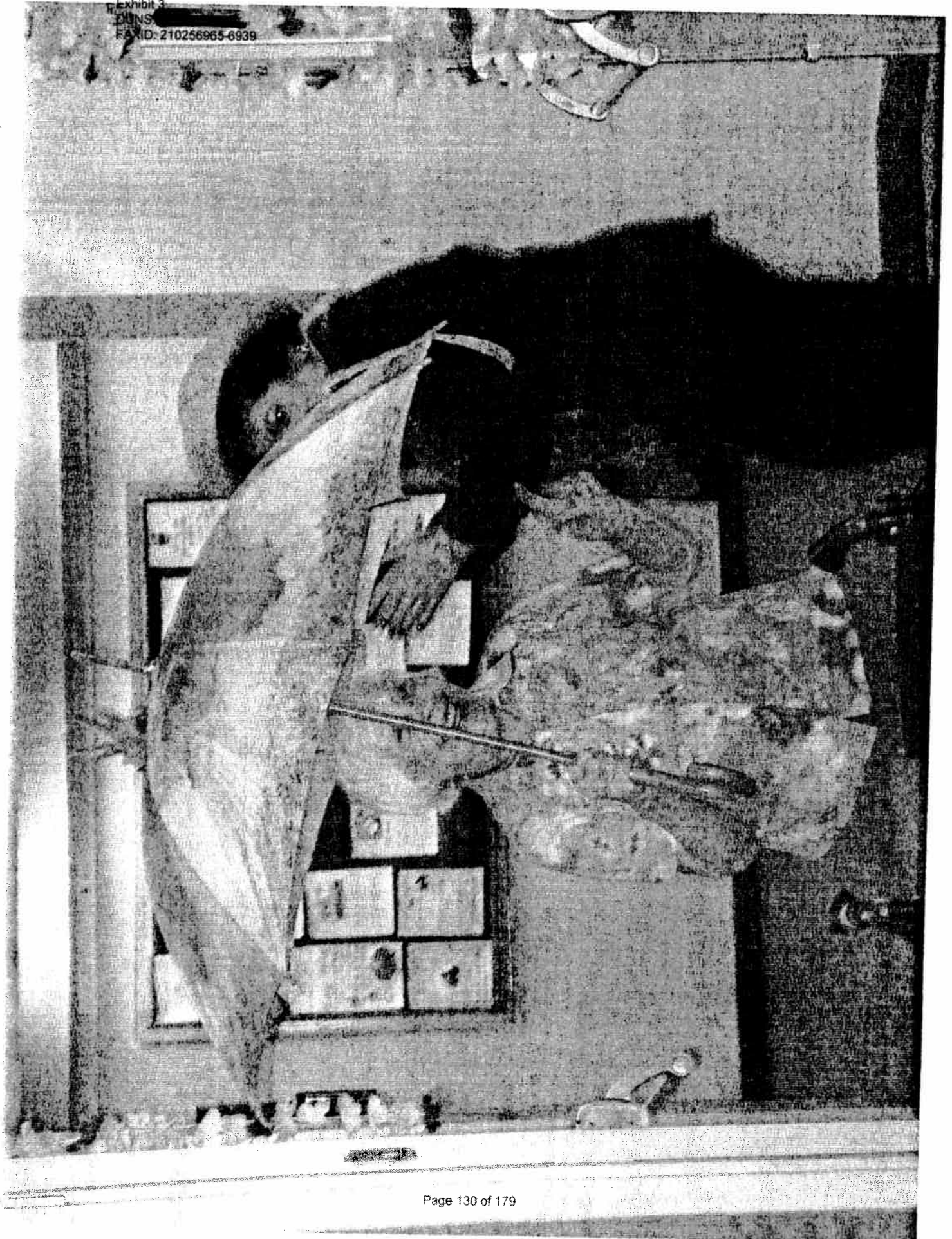


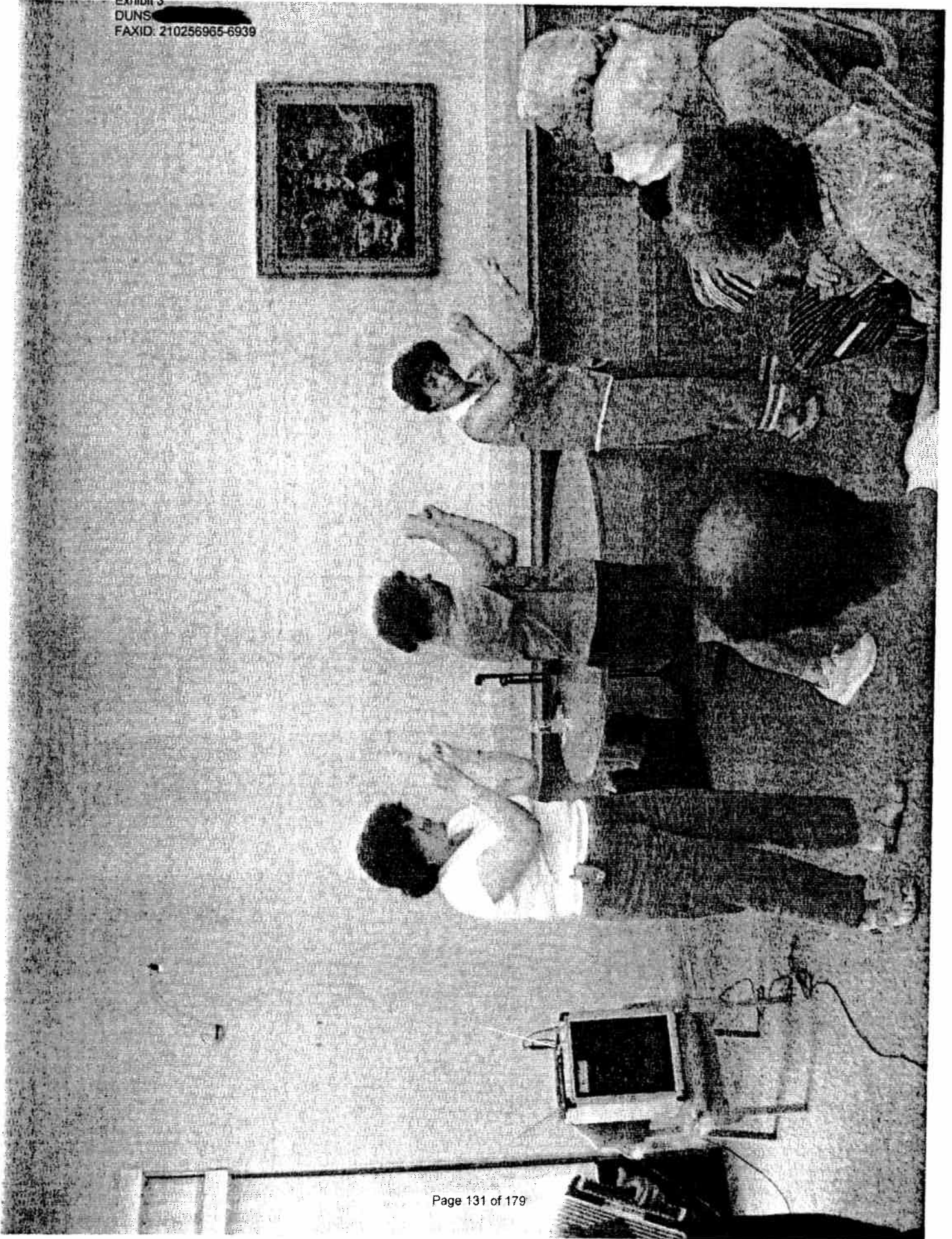














**EXHIBIT 3**

*Description of your community support:*

(c) *A description of your involvement in your community's Consolidated Planning and Analysis of Impediments to Fair Housing (AI) processes including:*

- (1) *An identification of the lead/facilitating agency (ies) that organizes/administers the processes;*
- (2) *A listing of the Consolidated Plan/AI issue areas in which you participate;*
- (3) *The level of your participation in the processes, including active involvement with any neighborhood-based organizations, association, or any committees that support programs and activities that enhance projects or the lives of residents of the projects, such as the one proposed; If you are not currently active, describe the specific steps you will take to become active in the Consolidated Planning and AI processes.*

(1) *An identification of the lead/facilitating agency(ies) that organizes/administers the processes*

The City of New Haven is the agency that administers the community's Consolidated Planning process

(2) *A listing of the Consolidated Plan/AI issue areas in which you participate*

Tower One participates in the Consolidated Plan as follows:

- ◆ Preservation and rehabilitation of existing housing stock serving low and moderate income persons and families;
- ◆ Development of additional critically needed flexible housing options principally benefiting very low and, low and moderate income persons and families including transitional and permanent housing;
- ◆ Provision of supportive housing for persons with special needs (e.g. persons with HIV/AIDS, the elderly, persons with disabilities); and
- ◆ Improvements to or development of public facilities which further the City's overall Consolidated Plan and development efforts in regard to the City's low and moderate income children, the elderly and persons with disabilities.

- (3) *The level of your participation in the processes, including active involvement with any neighborhood-based organizations, association, or any committees that support programs and activities that enhance projects or the lives of residents of the projects, such as the one proposed*

As detailed in various sections of this application, Tower One is very actively involved with a multitude of neighborhood-based organizations, associations and committees such as The Agency on Aging of South Central Connecticut, Retired Senior Volunteer Program, and the Connecticut Food Bank. These organizations and committees dedicate their efforts to enhance the lives of our elderly population by supporting programs and activities consistent with those proposed in this application.

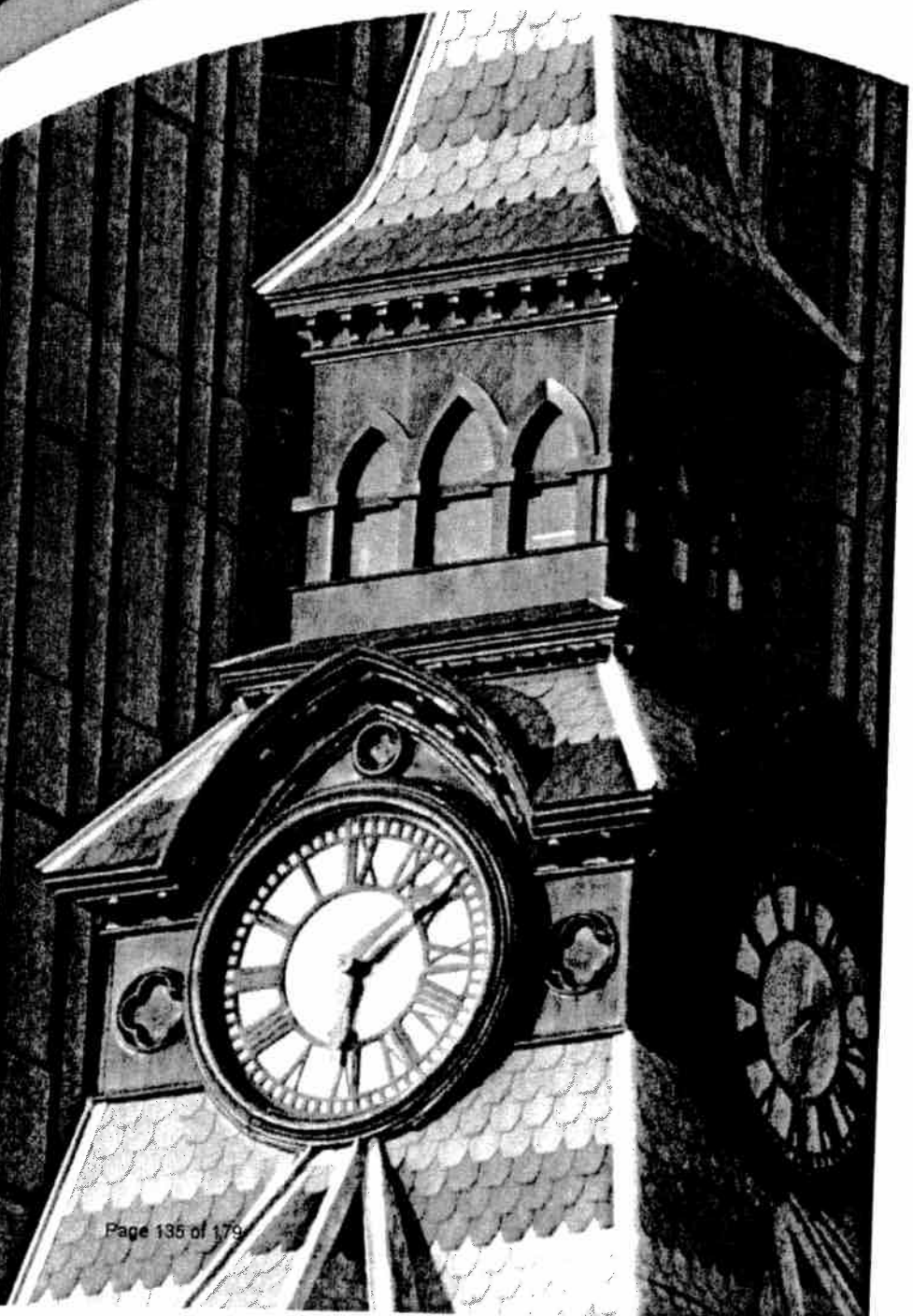
**Attached to this exhibit is the referenced Consolidated Plan segments and the letters of support from the various organizations and City and County officials listed above.**

# CITY OF NEW HAVEN

CONSOLIDATED PLAN: 2005-2009

MAYOR JOHN DESTEFANO, JR.

Revised 6/15/2005



It was brought forth during the development of this Consolidated Plan that there is a need to provide counseling, technical assistance, referral and improved access to affordable housing both supportive and market rate housing to youth or young adults moving out of supportive environments or the foster care system. Young mothers with children are also at risk and in need of both permanent affordable and supportive housing.

**Elderly:** The Housing Authority manages 1,126 public housing apartments in mixed population developments serving elderly persons and non-elderly persons with disabilities. Approximately 4% of residents are elderly. As part of the Housing Authority's plans to transform its public housing into housing of choice for low-income residents, the Housing Authority has designated four developments (147 units) for elderly residents only, in order to accommodate the needs of low-income elderly who prefer a senior housing environment. These four developments are currently undergoing major modernization (with construction completion dates providing for re-occupancy from 2005-2007). One major objective of the modernization work is to make these apartments accessible or adaptable to the needs of elderly residents as they age. According to its Moving to Work Plan for FY 2006-2007, the Housing Authority is considering the possibility of designating a fifth development for elderly residents only.

**Frail Elderly:** The frail elderly are defined as those who are at least 85 years old. There are 1,984 persons over 85 years of age living in New Haven. Although some elderly may still be living in their own homes their housing options include public housing and other housing programs, assisted housing and nursing homes. The elderly are also as just as likely to reside with their children or other family members as they are to reside alone. Senior centers located throughout the City provide hot lunches and access to social services. The Community Action Agency provides meals (Meals on Wheels). Ella B. Scantlebury, a congregate housing facility for 20 frail elderly citizens was completed in the early 1990's and combines independent living units with appropriate services to ensure the health and security of the residents.

**Substance Abusers:** New Haven has a strong grass roots anti-drug coalition, but still has a large drug abusing population. According to statistics from the Office of Substance Abuse Policy and Prevention (OSAPP), formerly New Haven Fighting Back, it is estimated that between 7,000 and 11,000 New Haveners abuse drugs and alcohol. In 1998, 5,158 individuals - - 4.3 percent of the population - - received substance abuse treatment in publicly funded programs in New Haven.

Substance abuse is an issue which underlies many of the problems experienced by thousands of individuals throughout the City. It limits human potential, undermines families, divides the community and threatens public safety.

OSAPP, as a division of the City's Community Services Administration, spearheads the City's fight against substance abuse. As part of this effort, a pilot program entitled Families FIRST was implemented at Quinnipiac Terrace, a local public housing community. Families FIRST is a comprehensive intervention program with a mission to promote self-sufficiency and drug-free lifestyles to at-risk residents and their families. The key elements of this intervention program are an innovative, on-site, comprehensive services model which includes both clinical and non-clinical components (e.g. extensive outreach, family support; childcare; community organization, job training and placement) as well as high profile police involvement.

While treatment and aftercare facilities for substance abusers is critical, the provision of services which empower individuals to overcome their obstacles or barriers to opportunity so that they may live healthy and productive lives is needed. Detoxification and aftercare programs, childcare, education, counseling and employment preparedness are key to empowering individuals dependent upon chemical substances.

OBJECTIVE: To provide for the expansion of livable wage jobs and economic opportunity as the foundation for neighborhood revitalization.

OBJECTIVE: To develop and market New Haven as a center for technology-based industry.

OBJECTIVE: Support Downtown and cultural development.

As a result of past experience, the multi-phase needs analysis and through past planning processes, the City has developed a number of funding priorities and objectives to guide its housing and community development activities over the five year Consolidated Plan strategy period. These priorities and objectives are used to guide program/project selection and the allocation of funding. They are as follows:

Housing and Community Development Funding Priorities:

- Preservation and rehabilitation of existing housing stock serving low and moderate income persons and families;
- Development of additional critically needed flexible housing options principally benefiting very low, low and moderate income persons and families including transitional and permanent housing;
- Increasing the number of housing units accessible to persons with disabilities;
- Provision of emergency housing and services to homeless individuals and families seeking shelter;
- Provision of prevention and maintenance services to families and individuals to reduce the risk of becoming homeless.
- Provision of supportive housing for persons with special needs (e.g., persons with HIV/AIDS, the elderly, persons with disabilities);
- Produce more decent affordable housing through new construction/renovation, rental subsidies and home ownership incentives;
- Develop services that target at-risk populations, particularly substance abusers, during the transition from homelessness or institutional settings to permanent housing;
- Create additional supportive services to prevent and reduce homelessness within the community, providing transportation when required, and offering flexible hours.
- Increase the stock of affordable accessible housing for persons with disabilities.
- Improved access to homeownership for low and moderate-income families.
- Creation of a regional approach to housing and housing related services while coordinating and improving interagency collaboration.
- Provision of a continuum of housing and related support services to expand housing opportunities for special needs and low and moderate income individuals and families.
- Retention and creation of additional living wage jobs with benefits for low and moderate income residents of New Haven;
- Expansion of living wage jobs and economic opportunity as the foundation for neighborhood revitalization; including micro-enterprise development (businesses employing five or fewer individuals);
- Acquisition, Relocation, Demolition and Disposition activities in support of eligible activities that are the City's priorities;
- Elimination and remedy of adverse conditions caused by vacant or abandoned buildings in blighted or dilapidated condition;
- Improvements to or development of public facilities which further the City's overall Consolidated Plan and development efforts in regard to the City's low and moderate income children, the elderly and persons with disabilities;
- Provision of Public Services that promote and enhance opportunities for self-sufficiency among low and moderate income families or which provide for an unaddressed fundamental need of the low and moderate income family or individual.
- Planning in support of the City's overall Consolidated Plan and development efforts.

the medical, life skill, mental health and/or other supportive services they need to ensure the most productive, safe and self-sufficient way of life available to them.

### **Non-Housing Community Development Needs**

The focus of the non-housing community development strategy included in the Consolidated Plan is on areas of need which have the potential to be addressed by the CDBG program.

The following narrative briefly summarizes the City's non-housing community development needs under three broad categories: public improvements and facilities; public services; and economic development. These categories fit the areas of eligible activities for the CDBG program.

### **Public Facility and Infrastructure Needs**

- The main thrust of the City's community development efforts is to strengthen its neighborhoods. To achieve this, a variety of programs, activities, projects and outreach efforts have been implemented to remove blight, provide decent and affordable housing, empower residents and improve quality of life. To remove blight, the City has focused its efforts on the demolition of vacant derelict buildings and the disposition of cleared properties for community-focused reuse. In addition, through local, State and federal funding programs the City has been assisting with the assessment and remediation of brownfields in the City, particularly in its industrial areas. There is a need to continue this effort.
- In support of efforts to strengthen neighborhoods there is a need to provide neighborhood beautification improvements such as street and sidewalk improvements; provide lighting and open space improvements; provide park and recreational facility improvements; community gardens and green spaces, and support neighborhood, senior and youth centers.
- Handicapped accessibility improvements and improvements to public services facilities, especially those providing educational services, health services and child care services are crucial. Improvements in support of economic development efforts and affordable housing development are also needed as project specifics dictate.

### **Public Service Needs**

- While the City has a wide range of public service needs, the vast majority of these needs are addressed by a range of local, state and federal resources which are separate from the CDBG Program. The City has identified several areas of need which meet its overall CDBG objectives. These include childcare and early childhood education, youth programs; **elderly support services**; job training and skill development programs; community-based health services; community empowerment and awareness programs; and programs and activities that address the needs of special needs individuals.
- There is a need to provide affordable childcare and early education opportunities which will enable parents to obtain the education, skill development and employment opportunities necessary to provide financial stability for their families. Cost, convenience of location, and the potential for 2<sup>nd</sup> and 3<sup>rd</sup> shift care is also important.
- There is a need to provide after-school and youth enrichment programs which provide for supervised and structured recreational activities; educational development; cultural awareness and positive adult interaction.
- Elderly programs are needed to ensure that the basic day to day living needs of the City's senior population are met. Senior Centers in the City are integral to the provision of services and programs including

## Executive Summary

### City of New Haven Consolidated Plan: 2005-2009

#### Introduction

The City of New Haven Consolidated Plan for Housing and Community Development Programs was developed in accordance with 24CFR Part 91. 24CFR Part 91 contains the final rule for consolidated submissions of the planning and application aspects of the Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), HOME Investment Partnerships (HOME) and the Housing Opportunities for Persons with AIDS (HOPWA) formula programs with the requirements for the Comprehensive Housing Affordability Strategy (CHAS). The City currently receives CDBG, ESG, HOME and HOPWA entitlement funds through the Department of Housing and Urban Development (HUD) on an annual basis. It also receives American Dream Downpayment Initiative Funds (ADDI).

This Executive Summary briefly outlines the contents of the City's Consolidated Plan - which includes a description of the City's housing and community development needs; the City's strategy and plan which includes goals, priorities and activities to meet its projected needs over a five year period; and a one year action plan which describes the City's projected use of funds for the upcoming program year covering the July 1 to June 30 time period. The City will prepare a new Action Plan every year to describe the activities to be funded with its CDBG, HOME, ADDI, HOPWA and ESG appropriations.

The overall goal of HUD's community planning and development programs is to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low- and moderate-income persons. This goal is consistent with the City's primary goal and mission- the comprehensive systematic revitalization of the City and its residents neighborhood by neighborhood. This goal will be achieved through the support of new development and redevelopment, physical improvements, the provision of public facilities and services, and workforce and economic development.

#### Housing and Community Development Needs

Over the past decade the City of New Haven has undertaken numerous planning and analysis processes in order to identify its strengths, weaknesses, needs, priorities, objectives and strategies to guide policy, development and revitalization decisions. These formal planning and analysis processes, combined with the City's informal assessment activities (such as the Mayor's Night Out in city neighborhoods; the Mayor's Night In (open-house); the use of neighborhood police substations for meetings and information distribution locations; and the use of LCI Neighborhood Specialist outreach activities) have given citizens, business owners and other interested parties a means to discuss issues, needs and potential solutions with the City and its administration.

In October and November 2004 the City undertook a needs assessment process to update its previous five year plan and to provide guidance in the development of revised goals and objectives as needed to develop a housing and community development strategy for the next five years. In early October a computer based needs assessment was conducted over a two-day period. Respondents included representatives from City departments; neighborhood organizations; housing providers; and public and supportive service providers involved with housing and community development activities. In late October a more detailed survey was mailed out to almost 300 departments, agencies and organizations seeking input and comment on the City's current programs and activities and asking for a description of unmet needs. The responses from both of these needs assessment tools were utilized to refine goals and objectives and to reassess the City's strategies for meeting its housing and community development needs. In early 2005 the City held focus meetings with housing and service providers to review goals and objectives, programs and activities and the overall strategy for community development and revitalization inclusive of housing, public services, supportive services and economic development.

Annually, in October, the Mayor issues an open letter to the residents of the City, which is published in the New Haven Register, regional newspapers and a bi-lingual publication. The open letter outlines the availability of funds

mentally ill individuals at local soup kitchens, shelters, under bridges and on the streets to offer them a range of housing assistance and supportive services. Due to the success of the demonstration program, funds were sought to continue the services. State of Connecticut funds through the Department of Mental Health and Addiction Services have been made available to support a multi-agency "outreach and engagement" team. Again implemented through the Connecticut Mental Health Center the new program has a broader target population that includes persons with substance abuse problems in addition to persons with mental illness. The program engages over 100 people annually.

**Transitional Facilities:** There are thirteen (13) transitional housing facilities in New Haven. Three (3) programs/facilities service families; eight (8) serviced single adults, one (1) program serviced veterans and one (1) was a facility for youth. The table below lists the Transitional Facilities that currently exist in the City.

**Transitional Housing Facilities in New Haven**

Facility Name	Provider Name	Capacity	Population Served
<b>Individuals:</b>			
Pendleton House (MHN/SHP)	ALSO-Cornerstone	20 Beds	Single Males & Females
On the Move	Columbus House, Inc.	20 Beds	Single Males & Females
Sojourner's Place	Columbus House, Inc.	16 Beds	Single Females
Frank Street (MHN/SHP)	Continuum of Care	12 Beds	Single Males
Grant Street Partnership	Hill Health Center	44 Beds	Single Males, Substance Abuse
Transitional Living Program	Liberty Community Services	16 Beds	Single Males & Females HIV/AIDS
Regional II Recovery House	The Connection	20Beds	Single Males & Females
Adult Rehab Center	Salvation Army	45 Beds	Single Males
<b>Families:</b>			
Stepping Stone	Christian Community Action	18 Units	18 Units, 51 Beds
Homeless Families Transitional Collaborative	New Haven Home Recovery	10 Units	10 Units, 30 Beds
Supportive Housing for Families	New Haven Home Recovery, DCF, ALSO Cornerstone, The Connection	36 Units	36 Units, 108 Beds
<b>Other:</b>			
Veterans' Housing	Veteran's Administration	21 Beds	2 Houses, 21 Beds for Veterans
Umoja House	Youth Continuum	18 Beds	18 Beds for Youth

Source: Continuum of Care Application: 2004

**Permanent Supportive Housing:** The City of New Haven and the New Haven Continuum have been focusing their efforts of providing transitional and permanent housing as the most effective means of addressing and reducing homelessness in the City. For many individuals, permanent supportive housing is necessary in order to ensure they receive the medical, life skill, mental health and/or other supportive services they need to ensure the most productive, safe and self-sufficient way of life available to them. The City has a variety of permanent supportive housing facilities within its borders. Over the upcoming strategy period the City and its affordable and supportive housing providers will continue their efforts to provide a variety of transitional, supportive and permanent, affordable housing options to address the needs of the homeless and low and moderate income individuals and families in the City.

The New Haven Continuum of Care Network and its housing providers have several supportive housing facilities and programs on-line. Many of these receive or have received funding from HUD through the Continuum of Care Grant

# ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

CITY OF NEW HAVEN, CONNECTICUT

***DRAFT FOR PUBLIC COMMENT  
JANUARY 2003***

Originally Prepared: 1996  
Updated 2003

with the Housing Authority of New Haven and other city departments in order to encourage landlords to make accessibility modifications.

- Given the fact that persons with disabilities is the largest minority in the US, the Regional Workforce Development Board should have a representative on it's board from the City of New Haven who represents the interests of the Disability Community. A representative from the Dept. of Services for Persons with Disabilities should be invited to serve on the Regional Workforce Development Board.
- Provide housing search assistance resources to help families access housing opportunities in lower poverty neighborhoods of New Haven and its surrounding communities.
- Encourage the development of *permanent* supportive housing options.
- Reduce the incidence of homelessness through preventive measures, including supportive housing services to help currently housed persons maintain their housing.
- Increase the level of services, particularly mental health services, both for persons who are homeless and persons who are currently housed, in order to increase their capacity to access and maintain permanent housing.
- Conduct research to identify the mental health problems of residents, including "lower level" mental health problems such as depression that are too frequently unrecognized and untreated, and develop more effective service provision to help New Haven's families access and maintain appropriate housing.

The City of New Haven is committed to the provision of fair housing choice as evidenced by the numerous programs and activities it supports. As testament to its commitment, the City was one of the first in the nation to create a Commission on Equal Opportunities in 1964 followed by a Fair Housing Program in 1978. Current

**EXHIBIT 3**

*Description of your community support:*

- (d) *A description of how the assisted living facility will implement practical solutions that will result in assisting residents in achieving independent living and improved living environment.*

Tower One is a recognized leader in Connecticut and has a proven track record for providing assisted living services for low-income elderly.

Tower One is uniquely qualified to successfully implement a 2008 ALCP grant. Tower One has received and successfully implemented Assisted Living Conversion Program (ALCP) grants in 2000, 2001, 2002 and 2005. These grants have enabled Tower One to convert nine floors of apartments to assisted living and also make modifications to the ground and first floors to accommodate residents' changing needs.

Through ALCP grants 84 apartments on the 2<sup>nd</sup> through 10<sup>th</sup> floors have been converted to assisted living units and serve residents who require assisted living services. An additional 44 residents living on the 11<sup>th</sup> through 20<sup>th</sup> floors currently receive assisted living services in their apartments which do not have the accessible features of the converted units. In total residents are receiving assisted living services in 128 of the 196 apartments in Tower One – a full two-thirds of the resident population. This means that 128 Tower One residents have either delayed or altogether avoided nursing home placement thus maintaining their independence and dignity.

Tower One also has had the pleasure of facilitating transfers of residents from living in nursing homes to their own apartment. As one woman tearfully said the morning after moving into her apartment in Tower One a few months ago; "Last night was the first time in seven years I locked my own door and went to sleep in my own bed. In the morning I woke up when I wanted to, not when an aide told me it was time to get dressed, or when a breakfast tray was brought to me. Today I made my own breakfast with help from a nice assisted living aide – and I have my own key." After living in a nursing home for seven years this woman only owned a few items of clothing and a TV. A Tower One Service Coordinator obtained donated furniture, household items for the kitchen and bathroom, towels, sheets, etc. to fully furnish the apartment.

Tower One has forged numerous, significant relationships with agencies advocating for and delivering services to the elderly population in the City of New Haven. These cooperative relationships have been critical in developing and implementing practical solutions to assist residents in achieving independent living and improved living conditions, by providing a higher level of the assisted living services needed by our elderly residents.

Furthermore, the Assisted Living Conversion Program funds will assist residents by significantly enhancing their living conditions as units are made more accessible, especially in kitchen and bathroom areas.

**The addition of a third elevator to the building will assure that emergency services are able to reach residents who are in distress in a timely manner. There is an average of three emergency calls every day requiring EMTs at times to have to wait to access an elevator. This puts residents' lives in jeopardy.**

The HUD funded ALCP grants allow our service delivery system to be better coordinated and streamlined for our residents allowing them the opportunity to successfully age in place with independence and dignity.

Examples of some of the linkages in place for this project on-site:

**St. Raphael Hospital Elder Care Program**

Tower One has developed a linkage with this health care facility to provide primary health care for our residents.

**New Alliance Bank**

The New Alliance Bank operates a full service branch bank on site, which is open two mornings each week.

**Connecticut Food Bank**

A Branch of the Connecticut Food Bank is located on the Tower One/Tower East campus.

**Concepts for Adaptive Learning (CfAL)**

Computer skills training program for families of inner-city elementary school children. CfAL conducts its training on computer stations in the Tower One activity room. Over the past five years more than 800 families have learned

computer skills, had a donated and reconditioned computer installed at home and received one year of technical support.

### **Intergenerational program with the local elementary school**

Every other week a classroom of students from the John C. Daniels elementary school comes to the Towers to meet with Tower One residents to interact with the 'grandmas and grandpas' and do a craft project together. This long-standing collaboration has resulted in an understanding and sense of respect between Tower One elderly residents and the low-income, mostly minority students who live in the adjacent Church Street South Housing Project. Three times each year all 300 plus students join residents for a beginning and end of the school year picnic as well as a Halloween parade.

### **Utopia Home Health Agency**

This State Licensed Home Health Agency has been co- located in Tower One since 1992 providing nursing, home health aides, physical therapy, occupational therapy, speech therapy and social work. (See attached brochure)

### **Utopia Assisted Living Service Agency**

This state licensed assisted living agency has been co-located in Tower One since February 14, 1997. The Assisted Living Service Agency provides assisted living services such as nursing, aides, medication management, etc. (See attached brochure)

### **Local Grocery Stores**

Various area grocery stores provide shopping buses five days a week for the convenience of residents.

### **Performance Goals with Performance Indicators**

*As indicated on the Logic Model, form HUD-96010 included with this application, the Long-Term Performance Goals associated with this assisted living conversion project are to:*

- ◆ Maintain a level of management sufficient to keep occupancy at or above 95% and to achieve REAC scores no lower than 90.
- ◆ Provide needed assisted living and other supportive services to allow residents to age in place as long as possible by maintaining length of stay statistics.

*The long-term Performance Indicators that will ensure that the above goals are being met are:*

- Occupancy levels ( $\geq 95\%$ ) and REAC scores ( $\geq 90$ ) are quantitative in nature and will be used to determine success. If goals are not achieved, owner & management agent will collaborate on changes needed to raise scores to acceptable levels.
- Service coordinator will annually poll project's supportive service providers to determine if, on average, frail elders needing assistance with Activities of Daily Living (ADL) in this project are able to age in place here longer than comparable residents of other elder housing projects in the area.

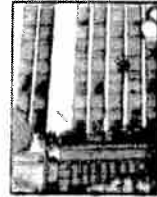
**Included in this exhibit are numerous letters from individuals and organizations attesting to the community ties of Tower One.**

## OFFICE OF THE MAYOR

165 CHURCH STREET • NEW HAVEN • CONNECTICUT 06510



JOHN DESTEFANO, JR.  
*Mayor*



*The vision of New Haven's children  
is our city's greatest resource.\**

June 16, 2008

Dorothy Giannini-Meyers, CEO  
Tower One  
18 Tower Lane  
New Haven, CT 06519

Dear Ms. Giannini-Meyers:

I am writing to support the HUD Assisted Living Conversion Program grant application being submitted by the New Haven Jewish Community Council Housing Corp., Inc., a/k/a Tower One.

It is my understanding that this proposal will enable the continued modification and adaptation of the Tower One apartments and building, which is almost forty years old, so that it can meet the needs of current and future residents. The proposed project will increase the number of assisted living apartments in Tower One thus providing the accessible features necessary to meet the special needs of residents who need assisted living services.

The project also proposes to install a third elevator to the building to accommodate the safety, wellbeing and changing needs of the resident population. The current two elevators have become insufficient due to the large number of residents who now utilize walkers, wheelchairs and motorized scooters. Emergency medical personnel are often frustrated in their efforts to promptly reach a resident in need of emergency assistance because of long delays waiting for an elevator which places the safety of residents in jeopardy.

Meeting the needs of the elderly is a top priority for me. There is a serious need for affordable assisted living in our community and I believe that Tower One's ALCP project will continue to help us to meet that need.

If I can be of any further assistance please do not hesitate to call upon me or my staff.

Very truly yours,

[REDACTED]  
John DeStefano, Jr.  
*Mayor*



phone 203.946.8200 fax 203.946.7683

*\*This creative impression is the work of Jennifer Montalvo, a student at Nathan Hale School.*



# STATE OF CONNECTICUT

DEPARTMENT OF SOCIAL SERVICES

25 SIGOURNEY STREET • HARTFORD, CONNECTICUT 06106-5033

June 16, 2008

Ms. Dorothy Giannini-Meyers  
Tower One  
18 Tower Lane  
New Haven, CT 06519

Dear Ms. Giannini-Meyers:

The Department of Social Services, Money Follows the Persons Demonstration Office (MFP) is in receipt of the Tower One HUD Assisted Living Conversion Program (ALCP) Application. The application describes Tower One's plan to convert 18 of their 196 units to accessible assisted living units. MFP fully supports this proposal.

Increasing the number of assisted living units in the State is a key component of the MFP housing strategy. This strategy was detailed in the MFP Operational Protocol recently submitted to The Centers for Medicare and Medicaid Services. Successful implementation of this strategy is critical if Connecticut is to rebalance its long term care system. The increase in the number of assisted living units, more specifically ALCP conversions, provides expanded opportunities for persons living in subsidized housing to 'age in place' with access to needed services. In addition, the increase provides expanded housing options for persons currently living in nursing homes who would like to live in a less restrictive environment.

If awarded, MFP will form a strategic partnership with Tower One's ALCP project. While Tower One could provide a needed housing option to persons transitioning from nursing homes under MFP, MFP could provide the needed service dollars. Persons choosing Tower One as their housing of choice under MFP would be eligible for up to \$75 per day in assisted living services based on their individual level of need. Assisted living services offered include personal care, homemaker, chore, companion, medication oversight, periodic nursing evaluation, transportation as specified in the care plan, therapeutic social and recreational programming, and 24 hour on-site response staff. This project provides an excellent opportunity to coordinate Federal dollars directed towards housing with home and community based service dollars. While MFP partnership at a local level would be with Tower One, at a State level this proposal represents a partnership between HUD and MFP.

Lack of affordable, accessible housing is a key barrier to successful rebalancing efforts in the State of Connecticut. The Tower One proposal represents an important step towards addressing the housing barrier. If funded, up to 18 persons who are currently institutionalized would have the choice to live in the community.

Connecticut's Department of Social Services' MFP office fully supports the Tower One proposal and looks forward to a successful partnership with both HUD and Tower One.

Sincerely,

A handwritten signature in dark ink, appearing to read "David Parrella".

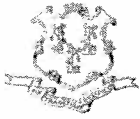
David Parrella

Director, Medical Care Administration

DP:dls

c: Suzanne Piacentini, Director, Multifamily Program Center  
Dawn Lambert, Project Director, Money Follows the Person Rebalancing Demonstration

An Equal Opportunity / Affirmative Action Employer  
Printed on Recycled or Recovered Paper



Joan McDonald  
Commissioner



State of Connecticut  
Department of Economic and  
Community Development

June 9, 2008

Ms. Dorothy Giannini-Meyers, President  
New Haven Jewish Federation  
Tower One/Tower East  
18 Tower Lane  
New Haven, CT 06519

Dear Ms. Giannini-Meyers:

RE: Assisted Living in Federal Facilities (ALFF); Letter of Support

This letter is intended to indicate this Department's support for your organization's efforts to apply to the U.S. Department of Housing and Urban Development for Assisted Living Conversion funds. Please use this letter as an indication of our support for this application.

In accordance with the provisions of Section 8-206e of the Connecticut General Statutes, the Department of Economic and Community Development, in concert with the Department of Social Services (DSS) and the Office of Policy and Management, has provided a grant for the period July 1, 2008 through June 30, 2009 to subsidize the cost of providing assisted living services to eligible residents of Tower One/Tower East through the state-funded Assisted Living in Federal Facilities (ALFF) program. In addition, this award has provided your organization with access to the Department of Social Services' Connecticut Home Care Program for Elders (CHCPE), which allows for the reimbursement of the cost of assisted living services to residents otherwise eligible under that program. Pending final budgetary action by the State Legislature, it is this Department's intention to continue to fund this activity for the fiscal year to follow.

DECD is pleased that you and your organization are interested in providing services for the growing needs of the State's aging citizens.

Sincerely,

[REDACTED]  
Joan McDonald, Commissioner

MCS



CONNECTICUT  
ASSISTED LIVING  
ASSOCIATION

May 30, 2008

Dorothy Giannini-Meyers  
New Haven Jewish Federation Housing Corp., Inc.  
Tower East  
18 Tower Lane  
New Haven, CT 06519

Dear Ms. Giannini-Meyers:

I am writing as president of the Connecticut Assisted Living Association (CALA) to express our enthusiastic support for Tower East in its plan to convert existing apartments to assisted living apartments for the very low-income elderly in New Haven, and to make other improvements in the building for the benefit and well-being of residents. I am very aware of the lack of affordable assisted living in this area and am pleased that Tower East has taken the initiative to submit a proposal to address this need.

CALA enjoys a long-standing collaborative relationship with Tower East. Since 1997, Tower East has been a committed and active member of CALA. CALA is pleased to continue our collaboration, and hope that this new application will be approved for funding, since we experience first-hand the need for a physical environment to better meet the needs of the increasing number of frail elders residing at Tower East.

CALA is pleased to work in coordination with Tower East in developing a comprehensive approach to providing assisted living services and heartily endorses Tower East in its efforts to bring a much needed affordable assisted living facility to New Haven's elders. CALA intends to continue our support of Tower East and this project.

Sincerely,

[REDACTED]  
Christopher Carter  
President

## Concepts *for* Adaptive Learning

June 2, 2008

P.O. Box 8265  
New Haven, CT 06530  
Tel. (203) 410-3679  
Fax (203) 272-3451  
www.EachChildLearns.org  
Curtis-Hill@cox.net

### Directors

*Tony Farchi*  
(Board Chair)

*Hilbel Ameybach, Esq.*

*Ashley Baker*

*Sharon Bender*

*Rabbi Richard Eisenberg*

*John Elwood*

*Carl Feen*

*Tom Harp (Moderator)*

*Curtis Hill*  
(Executive Director)

*Steven Lelawand*

*Dr. Vivian Martinez*

*Michele Moore*

*Matthew Nemerson*

*Patricia Abdul Rahman*

*Dr. Dena Wallerson*

### Staff

*Curtis Hill*  
(Executive Director)

*Wendy Vaughan*  
(Development)

### Volunteers

*Heather Denkmayr*

*Cheryl & Tony Farchi*

*Connie Hill*

*John Holliman*

*Cheryl & Rick Kemp*

*Nick Lavarone*

*Sean McKay*

*David Pope*

*Michael Rucklowsky*

**Ms. Dorothy Giannini-Meyers**  
President/CEO  
Tower One/Tower East  
18 Tower Lane  
New Haven, Connecticut 06519

Dear Ms. Giannini-Meyers:

By means of a brief abstract, Concepts *for* Adaptive Learning (CfAL) is a New Haven, CT-based nonprofit organization that exists to help public school children improve their education, starting in New Haven's poorest neighborhoods. CfAL strives to achieve this goal by increasing disadvantaged parents' involvement in their children's education and increasing teachers' classroom effectiveness. The organization trains parents and teachers how to use computers, and upon completing training they give refurbished computers to the parents.

In collaboration with Tower One/Tower East, the Towers has donated space to CfAL in the evening hours to train the parents, while their children wait, at times doing their homework. Since August 2003, CfAL has used this donated space to instruct 778 parents. With an average of 2.19 children per household, in less than 5 years of instructing parents at the Towers, their Technology Cascade & Training Program has impacted the lives of more than 2,400 parents and children.

The space being donated, approximately 320 square feet, houses 13 computer workstations, and 4 printers, all connected through a wireless network. Although, 1 system is dedicated for use by Towers residents, all the workstations are available for training Towers residents on a wide variety of topics.

By all means, please contact me if you have any questions.

Thank you,



Curtis M. Hill  
Executive Director



May 30, 2008

Dorothy Giannini-Meyers  
New Haven Jewish Community Council Housing Corp., Inc.  
Tower One  
18 Tower Lane  
New Haven, CT 06519

Dear Ms. Giannini-Meyers:

I am writing as president of the Connecticut Assisted Living Association (CALA) to express our enthusiastic support for Tower One in its plan to convert a portion of Tower One to assisted living apartments for the very low-income elderly in New Haven, and to add an elevator that is greatly needed for the safety and well-being of residents. I am very aware of the lack of affordable assisted living in this area and am pleased that Tower One has taken the initiative to submit a proposal to address this need.

CALA enjoys a long-standing collaborative relationship with Tower One. Since 1997, Tower One has been a committed and active member of CALA. CALA is pleased to continue our collaboration, and hope that this new application will be approved for funding, since we experience first-hand the need for a physical environment to better meet the needs of the increasing number of frail elders residing at Tower One.

CALA is pleased to work in coordination with Tower One in developing a comprehensive approach to providing assisted living services and heartily endorses Tower One in its efforts to bring a much needed affordable assisted living facility to New Haven's elders. We intend to continue our support of Tower One and this project.

Sincerely,

[REDACTED]  
Christopher Carter  
President



**Main Office**  
444 Foxon Road  
East Haven, CT 06512  
P (203) 466-3050 | F (203) 466-1826  
[www.utopiahomework.com](http://www.utopiahomework.com)

**Hartford**  
999 Asylum Avenue  
Hartford, CT 06105  
P (860) 882-0900  
F (860) 882-1885

**New London**  
225 State Street, Suite 103  
New London, CT 06320  
P (860) 443-7222  
F (860) 437-3498

**Norwalk**  
10 Mott Avenue  
4th Floor  
Norwalk, CT 06854  
P (203) 855-0979  
F (203) 855-0038

**Waterbury**  
527 Wolcott Street  
Waterbury, CT 06705  
P (203) 596-7991  
F (203) 596-7386

June 5, 2008

Dorothy Giannini-Meyers  
New Haven Jewish Community Council Housing Corp., Inc.  
Tower One  
18 Tower Lane  
New Haven, CT 06519

Dear Ms. Giannini-Meyers:

I am writing as Executive Vice President of Utopia Assisted Living, Inc and Utopia Home Care, Inc to express our enthusiastic support for Tower One in its plan to convert a portion of Tower One to assisted living apartments for the very low-income elderly in New Haven, and to add an elevator that is greatly needed for the safety and well-being of residents. I am very aware of the lack of affordable assisted living in this area and am pleased that Tower One has taken the initiative to submit a proposal to address this need.

Utopia Assisted Living enjoys a long-standing collaborative relationship with Tower One. Since 1992 the management and staff of Utopia Assisted Living Services has enjoyed a mutually beneficial collaborative relationship with Tower One since locating our home care agency at the Towers. We are pleased to continue our collaboration, and hope that this new application will be approved for funding, since we experience first-hand the need for a physical environment to better meet the needs of the increasing number of frail elders residing at Tower One.

Organization name is pleased to work in coordination with Tower One in developing a comprehensive approach to providing assisted living services and heartily endorses Tower One in its efforts to bring a much needed affordable assisted living facility to New Haven's elders. We intend to continue our support of Tower One and this project.

Sincerely,

David C. Martinez  
Executive Vice President  
Utopia Assisted Living, Inc



## Hospital of Saint Raphael

A member of the Saint Raphael Healthcare System

*Major teaching affiliate of  
Yale University School of Medicine*

1450 Chapel Street  
New Haven, Connecticut 06511  
(203) 789-3000

**Gerard J. Kerins, M.D., F.A.C.P.**  
Section Chief - Geriatrics  
Department of Medicine  
(203) 789-4150 Fax: (203) 789-3222  
E-mail: gkerins@srhs.org

Assistant Clinical Professor  
Yale University School of Medicine

May 30, 2008

Dorothy Giannini-Meyers  
New Haven Jewish Community Council Housing Corp., Inc.  
Tower One  
18 Tower Lane  
New Haven, CT 06519

Dear Ms. Giannini-Meyers:

I am writing as Chief of Geriatric Medicine at the Hospital of Saint Raphael's Project ElderCare to express our enthusiastic support for Tower One in its plan to convert a portion of Tower One to assisted living apartments for the very low-income elderly in New Haven, and to add an elevator that is greatly needed for the safety and well-being of residents. I am very aware of the lack of affordable assisted living in this area and am pleased that Tower One has taken the initiative to submit a proposal to address this need.

The Hospital of Saint Raphael enjoys a longstanding collaborative relationship with Tower One. Since 1995 we have provided on-site primary care for Tower One residents. We are pleased to continue our collaboration, and hope that this new application will be approved for funding, since we experience first-hand the need for a physical environment to better meet the needs of the increasing number of frail elders residing at Tower One.

The Hospital of Saint Raphael is pleased to work in coordination with Tower One in developing a comprehensive approach to providing assisted living services and heartily endorses Tower One in its efforts to bring a much needed affordable assisted living facility to New Haven's elders. We intend to continue our support of Tower One and this project.

Sincerely,

Gerard J. Kerins, M.D., F.A.C.P.  
Section Chief, Geriatric Medicine

GJK:ssp

FAMILY  
SERVICE  
NEW HAVEN

1440 WHALLEY AVENUE, NEW HAVEN, CONNECTICUT 06515

PHONE (203) 389-5599 FAX: (203) 389-5904 WWW.JFSNH.ORG

May 29, 2008

Dorothy Giannini-Meyers  
New Haven Jewish Community Council Housing Corp., Inc.  
Tower One  
18 Tower Lane  
New Haven, CT 06519

Dear Ms. Giannini-Meyers:

I am writing as Acting Director of Jewish Family Service of New Haven to express our enthusiastic support for Tower One in its plan to convert a portion of Tower One to assisted living apartments for the very low-income elderly in New Haven, and to add an elevator that is greatly needed for the safety and well-being of residents. I am very aware of the lack of affordable assisted living in this area and am pleased that Tower One has taken the initiative to submit a proposal to address this need.

Jewish Family Service of New Haven enjoys a long-standing collaborative relationship with Tower One. Since Tower One was first built we have worked closely with staff, residents and family members as was needed. We are pleased to continue our collaboration, and hope that this new application will be approved for funding, since we experience first-hand the need for a physical environment to better meet the needs of the increasing number of frail elders residing at Tower One.

Jewish Family Service is pleased to work in coordination with Tower One in developing a comprehensive approach to providing assisted living services and heartily endorses Tower One in its efforts to bring a much needed affordable assisted living facility to New Haven's elders. We intend to continue our support of Tower One and this project.

Sincerely,

[REDACTED]  
Henri Schwartz, LCSW  
Acting Director


June 5, 2008

Dorothy Giannini-Meyers  
New Haven Jewish Community Council Housing Corp., Inc.  
Tower One  
18 Tower Lane  
New Haven, CT 06519

Dear Ms. Giannini-Meyers:

I am the family member of a resident of Tower One and I want to express my support for Tower One in its plan to convert additional apartments in Tower One to assisted living apartments for the very low-income elderly in New Haven. I am especially enthusiastic about the plan to add an elevator to Tower One. A third elevator is much needed to ensure the life safety and well being of the residents who live here. I am pleased that Tower One has taken the initiative to submit a proposal to address both the need for affordable assisted living for people in the greater New Haven area and for an elevator.

Sincerely,



June 5, 2008

Dorothy Giannini-Meyers  
New Haven Jewish Community Council Housing Corp., Inc.  
Tower One  
18 Tower Lane  
New Haven, CT 06519

Dear Ms. Giannini-Meyers:

I am the family member of a resident of Tower One and I want to express my support for Tower One in its plan to convert additional apartments in Tower One to assisted living apartments for the very low-income elderly in New Haven. I am especially enthusiastic about the plan to add an elevator to Tower One. A third elevator is much needed to ensure the life safety and well being of the residents who live here. I am pleased that Tower One has taken the initiative to submit a proposal to address both the need for affordable assisted living for people in the greater New Haven area and for an elevator.

Sincerely, [REDACTED]

June 2, 2008

Dorothy Giannini-Meyers  
New Haven Jewish Community Council Housing Corp., Inc.  
Tower One  
18 Tower Lane  
New Haven, CT 06519

Dear Ms. Giannini-Meyers:

I am a resident of Tower One and currently live in a classic apartment. I want to express my support for Tower One in its plan to convert additional apartments in Tower One to assisted living apartments for the very low-income elderly in New Haven. Additional assisted living apartments will provide me the opportunity to remain in Tower One should I need an assisted living unit in the future. I am especially enthusiastic about the plan to add an elevator to Tower One. A third elevator is much needed to ensure the life safety and well being of the residents who live here. I am pleased that Tower One has taken the initiative to submit a proposal to address both the need for affordable assisted living and for an elevator.

Sincerely,

A large, dark, irregularly shaped redacted area, likely covering a signature or name.

June 4, 2008

Dorothy Giannini-Meyers  
New Haven Jewish Federation Housing Corp., Inc.  
Tower East  
18 Tower Lane  
New Haven, CT 06519

Dear Ms. Giannini-Meyers:

I am a resident of Tower East and I want to express my support for Tower East in its plan to convert apartments in this building to assisted living apartments for the very low-income elderly in New Haven, and to make other improvements in the building for the benefit and well being of the residents. Converting apartments to assisted living units will provide me with the opportunity to remain in Tower East should my needs change and an assisted living unit is necessary for my safety and well being. I am pleased that Tower East has taken the initiative to submit a proposal to address the needs of the low income residents who currently live in Tower East, and for the low income elderly residents in the greater New Haven area.

Sincerely,

[REDACTED]

June 2, 2008

Dorothy Giannini-Meyers  
New Haven Jewish Community Council Housing Corp., Inc.  
Tower One  
18 Tower Lane  
New Haven, CT 06519

Dear Ms. Giannini-Meyers:

I am a resident of Tower One and currently live in a classic apartment. I want to express my support for Tower One in its plan to convert additional apartments in Tower One to assisted living apartments for the very low-income elderly in New Haven. Additional assisted living apartments will provide me the opportunity to remain in Tower One should I need an assisted living unit in the future. I am especially enthusiastic about the plan to add an elevator to Tower One. A third elevator is much needed to ensure the life safety and well being of the residents who live here. I am pleased that Tower One has taken the initiative to submit a proposal to address both the need for affordable assisted living and for an elevator.

Sincerely,

[REDACTED]


June 5, 2008

Dorothy Giannini-Meyers  
New Haven Jewish Community Council Housing Corp., Inc.  
Tower One  
18 Tower Lane  
New Haven, CT 06519

Dear Ms. Giannini-Meyers:

I am the family member of a resident of Tower One and I want to express my support for Tower One in its plan to convert additional apartments in Tower One to assisted living apartments for the very low-income elderly in New Haven. I am especially enthusiastic about the plan to add an elevator to Tower One. A third elevator is much needed to ensure the life safety and well being of the residents who live here. I am pleased that Tower One has taken the initiative to submit a proposal to address both the need for affordable assisted living for people in the greater New Haven area and for an elevator.

Sincerely,



18 Tower Lane, Apt. 1404  
New Haven, CT 06519

June 8, 2008

Ms. Dorothy Giannini-Meyers  
New Haven Jewish Community Council  
Housing Corporation, Inc.  
Tower One  
18 Tower Lane  
New Haven, CT 06519

Dear Ms. Giannini-Meyers:

I am a resident of Tower One and currently live in a classic apartment. I want to express my support for Tower One in its plan to convert additional apartments in Tower One to assisted living apartments for the very low-income elderly in New Haven. Additional assisted living apartments will provide me the opportunity to remain in Tower One should I need an assisted living unit in the future. I am especially enthusiastic about the plan to add an elevator to Tower One. A third elevator is much needed to ensure the life safety and well being of the residents who live here. I am pleased that Tower One has taken the initiative to submit a proposal to address both the need for affordable assisted living and for an elevator.

Sincerely,

[REDACTED]

June 2, 2008

Dorothy Giannini-Meyers  
New Haven Jewish Community Council Housing Corp., Inc.  
Tower One  
18 Tower Lane  
New Haven, CT 06519

Dear Ms. Giannini-Meyers:

I am a resident of Tower One and currently live in a classic apartment. I want to express my support for Tower One in its plan to convert additional apartments in Tower One to assisted living apartments for the very low-income elderly in New Haven. Additional assisted living apartments will provide me the opportunity to remain in Tower One should I need an assisted living unit in the future. I am especially enthusiastic about the plan to add an elevator to Tower One. A third elevator is much needed to ensure the life safety and well being of the residents who live here. I am pleased that Tower One has taken the initiative to submit a proposal to address both the need for affordable assisted living and for an elevator.

Sincerely,

[REDACTED]

June 2, 2008

Dorothy Giannini-Meyers  
New Haven Jewish Community Council Housing Corp., Inc.  
Tower One  
18 Tower Lane  
New Haven, CT 06519

Dear Ms. Giannini-Meyers:

I am a resident of Tower One and currently live in a classic apartment. I want to express my support for Tower One in its plan to convert additional apartments in Tower One to assisted living apartments for the very low-income elderly in New Haven. Additional assisted living apartments will provide me the opportunity to remain in Tower One should I need an assisted living unit in the future. I am especially enthusiastic about the plan to add an elevator to Tower One. A third elevator is much needed to ensure the life safety and well being of the residents who live here. I am pleased that Tower One has taken the initiative to submit a proposal to address both the need for affordable assisted living and for an elevator.

Sincerely,

A large, dark, irregular blacked-out area redacting the signature of the sender.

June 4, 2008

Dorothy Giannini-Meyers  
New Haven Jewish Federation Housing Corp., Inc.  
Tower East  
18 Tower Lane  
New Haven, CT 06519

Dear Ms. Giannini-Meyers:

I am a resident of Tower East and I want to express my support for Tower East in its plan to convert apartments in this building to assisted living apartments for the very low-income elderly in New Haven, and to make other improvements in the building for the benefit and well being of the residents. Converting apartments to assisted living units will provide me with the opportunity to remain in Tower East should my needs change and an assisted living unit is necessary for my safety and well being. I am pleased that Tower East has taken the initiative to submit a proposal to address the needs of the low income residents who currently live in Tower East, and for the low income elderly residents in the greater New Haven area.

Sincerely,

[REDACTED]

June 4, 2008

Dorothy Giannini-Meyers  
New Haven Jewish Federation Housing Corp., Inc.  
Tower East  
18 Tower Lane  
New Haven, CT 06519

Dear Ms. Giannini-Meyers:

I am a resident of Tower East and I want to express my support for Tower East in its plan to convert apartments in this building to assisted living apartments for the very low-income elderly in New Haven, and to make other improvements in the building for the benefit and well being of the residents. Converting apartments to assisted living units will provide me with the opportunity to remain in Tower East should my needs change and an assisted living unit is necessary for my safety and well being. I am pleased that Tower East has taken the initiative to submit a proposal to address the needs of the low income residents who currently live in Tower East, and for the low income elderly residents in the greater New Haven area.

Sincerely,

[REDACTED]

June 5, 2008

Dorothy Giannini-Meyers  
New Haven Jewish Federation Housing Corp., Inc.  
Tower East  
18 Tower Lane  
New Haven, CT 06519

Dear Ms. Giannini-Meyers:

I am the family member of a resident of Tower East and I want to express my support for Tower East in its plan to convert apartments in Tower East to assisted living apartments for the very low-income elderly in New Haven, and to make other improvements in the building for the benefit and well being of the residents. Having assisted living units in Tower East will provide my loved one to have the opportunity to remain in the building and live in an assisted living unit should that become necessary for health and safety reasons. I am pleased that Tower East has taken the initiative to submit a proposal to address the needs of the low income residents who currently live in Tower East, and for the low income elderly residents in the greater New Haven area.

Sincerely,



Woodstock, NY. 12498

**EXHIBIT 3**

*Description of your community support:*

- (e) *A description of how you have supported state and local efforts to streamline processes and procedures in the removal of regulatory barriers to affordable housing.*

Tower One has forged numerous, significant relationships with agencies advocating for and delivering services to the elderly population in the City of New Haven. These cooperative relationships have been critical in developing and implementing programs and procedures to assist residents in achieving independent living and improved living conditions, by providing a higher level of the assisted living services needed by our elderly residents.

As detailed in various sections of this application, Tower One is very actively involved with a multitude of neighborhood-based organizations and the Department of Economic and Community Development and the City of New Haven. These organizations and committees dedicate their efforts to enhance the lives of our elderly population by supporting programs and activities consistent with those proposed in this application. Furthermore, we have contacted officials of the City of New Haven and are working with the City to become more actively involved with the Consolidated Planning Process.

**Please see the attached contract between the Department of Economic and Community Development as evidence of Tower One's strong support and commitment to streamline barriers to affordable housing.**

Attached are copies of letters sent by Tower One to John DeStefano, Jr., Mayor of New Haven, State Representative Juan Candalera and Jodi Rell, Governor that advocate for the reduction or elimination of regulatory barriers to affordable housing and that support all efforts to streamline processes and procedures and eliminate redundant requirements, statutes, regulations and codes that impede the availability of affordable housing. Tower One has also indicated in these letters that the organization is interested in participating in any public hearings related to reducing the barriers to affordable housing. **Additionally, please see the attached letter of support from Mayor DeStefano and HUD form 27300, America's Affordable Communities Initiative/Removal of Regulatory Barriers following this exhibit.**



State of Connecticut  
Department of Economic and  
Community Development

August 17, 2007

Ms. Dorothy Giannini-Meyers  
President  
New Haven Jewish Federation  
Tower One/Tower East  
18 Tower Lane  
New Haven, CT 06519

Dear Ms. Giannini-Meyers:

**Re: Assisted Living in Federal Facilities (ALFF)**

Enclosed for your records are fully executed copies of the revised Exhibit A, the Cost Estimate for the Assisted Living Facilities (ALFF). This award made to the New Haven Jewish Federation Housing Corporation will cover the fiscal year July 1, 2007 through June 30, 2008. Please keep this document on file with your Master Assistance Agreement.

If you have any questions, please contact Michael Santoro at (860)270-8171 or by email at <michael.santoro@po.state.ct.us>.

Sincerely,

Rick Robbins, Community Development Administrator  
Compliance Office and Planning/Program Support

Enclosures

cc: Kathy Bruni, DSS

ALFF-100  
Rev. 1/01

EXHIBIT A

RECEIVED

Contract No. 2001 093 008 035 0001H 2007 AUG 17 AM 11:05

ASSISTED LIVING IN FEDERAL FACILITIES COST ESTIMATE

Budget Period: July 1, 2007 to June 30, 2008

Project Name: Tower One/Tower East  
Project #: 2001 093 008

Sponsor Name: New Haven Jewish Community Council Housing Corporation

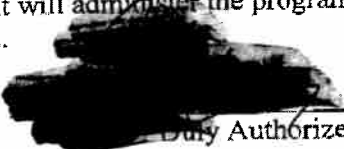
Sponsor Address: Tower One/Tower East, 18 Tower Lane, New Haven, CT 06519

Number of Units 60 Number of Tenants 60

In accordance with Public Act 00-2 of the June, 2000 Special Session of the Connecticut General Assembly, under the program known as **Assisted Living in Federal Facilities (ALFF)**, the New Haven Jewish Community Council Housing Corporation (Sponsor/Owner) submits for the approval of the Commissioner of the Department of Economic and Community Development this cost estimate containing a schedule of assisted living service charges to be provided to tenants, as specially set forth on page 2.

The New Haven Jewish Community Council Housing Corporation (Sponsor/Owner) herewith submits this proposed cost estimate to the Commissioner and agrees that upon approval of this document it shall become part of Contract # 2001 093 008 035 0001 between the New Haven Jewish Community Council Housing Corporation (Sponsor/Owner) and the State of Connecticut.

The New Haven Jewish Community Council Housing Corporation (Sponsor/Owner) stipulates that it will administer the program within the amounts set forth in this cost estimate as set forth herein.

Signed: 

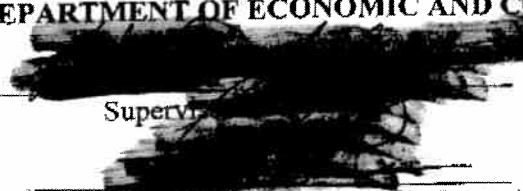
Date: August 10, 2007

Duly Authorized Dorothy Gannin, Mayor

New Haven Jewish Community Council Housing Corporation (Sponsor/Owner)

Reviewed &  
Recommended:

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

Signed: 

Date: 8/17/07

Supervi

Approved:

Date: 8-17-7

Community Development Administrator for the Commissioner

Effective Date: July 1, 2007

ALFF-100  
Rev. 1/01

EXHIBIT A

RECEIVED

Contract No. 2001 093 008 035 0001H 2007 AUG 17 AM 11: 05

ASSISTED LIVING IN FEDERAL FACILITIES COST ESTIMATE

Budget Period: July 1, 2007 to June 30, 2008

Project Name: Tower One/Tower East  
Project #: 2001 093 008

Sponsor Name: New Haven Jewish Community Council Housing Corporation

Sponsor Address: Tower One/Tower East, 18 Tower Lane, New Haven, CT 06519

Number of Units 60 Number of Tenants 60

In accordance with Public Act 00-2 of the June, 2000 Special Session of the Connecticut General Assembly, under the program known as **Assisted Living in Federal Facilities (ALFF)**, the New Haven Jewish Community Council Housing Corporation (Sponsor/Owner) submits for the approval of the Commissioner of the Department of Economic and Community Development this cost estimate containing a schedule of assisted living service charges to be provided to tenants, as specially set forth on page 2.

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The New Haven Jewish Community Council Housing Corporation (Sponsor/Owner) stipulates that it will administer the program within the amounts set forth in this cost estimate as set forth herein.

Signed: \_\_\_\_\_

Duly Authorized

*Dorothy G. Manning, Mayor*

Date: \_\_\_\_\_

*August 10, 2007*

New Haven Jewish Community Council Housing Corporation (Sponsor/Owner)

Reviewed &  
Recommended:

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

Signed: \_\_\_\_\_

Supervisor

Date: \_\_\_\_\_

*8/17/07*

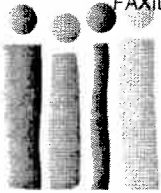
Approved: \_\_\_\_\_

Community Development Administrator for the Commissioner

Date: \_\_\_\_\_

*8-17-7*

Effective Date: July 1, 2007



Tower One  
Tower East

Fostering Independence and Community - It's All Right Here

May 30, 2008

Mayor John DeStefano, Jr.  
City of New Haven  
165 Church Street  
New Haven, CT 06570

RE: HUD's Initiative on the Removal of Regulatory Barriers

Dear Mayor DeStefano:

As you may be aware, HUD has announced that, commencing with the FY2008 competitive funding rounds, it will provide scoring incentives in the application process to projects located in communities that are making an effort to remove regulatory barriers to affordable housing.

The Jewish Community Council Housing Corporation, the owners of Tower One, strongly supports the goal of reducing or eliminating regulatory barriers to affordable housing and encourages all state and local efforts to streamline processes and procedures and eliminate redundant requirements, statutes, regulations, and codes which impede the availability of affordable housing.

The Jewish Community Council Housing Corporation, the owners of Tower One, is interested in participating in any public hearings related to reducing the barriers to affordable housing and I'd greatly appreciate it if your office would contact me if you become aware of any.

Sincerely,

[REDACTED]

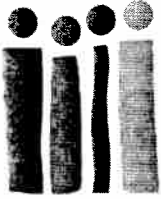
Dorothy Giannini-Meyers  
President/CEO

18 Tower Lane  
New Haven, CT 06519

tel (203) 772 1816  
fax (203) 777 5921

[www.towerone.org](http://www.towerone.org)





Tower One  
Tower East

Fostering Independence and Community - It's All Right Here

May 30, 2008

State Representative Juan Candalera (D)  
Legislative Office Building, Room 1804  
Hartford, CT 06106

RE: HUD's Initiative on the Removal of Regulatory Barriers

Dear Rep. Candalera:

As you may be aware, HUD has announced that, commencing with the FY2008 competitive funding rounds, it will provide scoring incentives in the application process to projects located in communities that are making an effort to remove regulatory barriers to affordable housing.

The Jewish Community Council Housing Corporation, the owners of Tower One, strongly supports the goal of reducing or eliminating regulatory barriers to affordable housing and encourages all state and local efforts to streamline processes and procedures and eliminate redundant requirements, statutes, regulations, and codes which impede the availability of affordable housing.

The Jewish Community Council Housing Corporation, the owners of Tower One, is interested in participating in any public hearings related to reducing the barriers to affordable housing and I'd greatly appreciate it if your office would contact me if you become aware of any.

Sincerely,

[REDACTED]

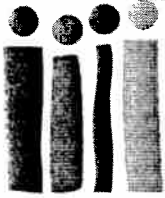
Dorothy Giannini-Meyers  
President/CEO

18 Tower Lane  
New Haven, CT 06519

tel (203) 772 1816  
fax (203) 777 5921

www.towerone.org





Tower One  
Tower East

Fostering Independence and Community - It's All Right Here

May 30, 2008

Governor Jodi Rell  
State Capitol  
210 Capitol Avenue  
Hartford, CT 06106

RE: HUD's Initiative on the Removal of Regulatory Barriers

Dear Governor Rell:

As you may be aware, HUD has announced that, commencing with the FY2008 competitive funding rounds, it will provide scoring incentives in the application process to projects located in communities that are making an effort to remove regulatory barriers to affordable housing.

The Jewish Community Council Housing Corporation, the owners of Tower One, strongly supports the goal of reducing or eliminating regulatory barriers to affordable housing and encourages all state and local efforts to streamline processes and procedures and eliminate redundant requirements, statutes, regulations, and codes which impede the availability of affordable housing.

The Jewish Community Council Housing Corporation, the owners of Tower One, is interested in participating in any public hearings related to reducing the barriers to affordable housing and I'd greatly appreciate it if your office would contact me if you become aware of any.

Sincerely,

Dorothy Giannini-Meyers  
President/CEO

18 Tower Lane  
New Haven, CT 06519  
tel (203) 772 1816  
fax (203) 777 5921  
www.towerone.org



Americans and Communities  
Initiative  
FAX ID: 210256965-6939

U.S. Department of Housing  
and Urban Development

OMB approval no. 2535-0120  
(exp. 06/30/2010)

Public reporting burden for this collection of information is estimated to average 3 hours. This includes the time for collecting, reviewing, and reporting the data. The information will be used for encourage applicants to pursue and promote efforts to remove regulatory barriers to affordable housing. Response to this request for information is required in order to receive the benefits to be derived. This agency may not collect this information, and you are not required to complete this form unless it displays a currently valid OMB control number.

## Questionnaire for HUD's Initiative on Removal of Regulatory Barriers

### Part A. Local Jurisdictions. Counties Exercising Land Use and Building Regulatory Authority and Other Applicants Applying for Projects Located in such Jurisdictions or Counties [Collectively, Jurisdiction]

	1	2
1. Does your jurisdiction's comprehensive plan (or in the case of a tribe or TDHE, a local Indian Housing Plan) include a "housing element? A local comprehensive plan means the adopted official statement of a legislative body of a local government that sets forth (in words, maps, illustrations, and/or tables) goals, policies, and guidelines intended to direct the present and future physical, social, and economic development that occurs within its planning jurisdiction and that includes a unified physical plan for the public development of land and water. If your jurisdiction does not have a local comprehensive plan with a "housing element," please enter no. If no, skip to question # 4.	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
2. If your jurisdiction has a comprehensive plan with a housing element, does the plan provide estimates of current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low, moderate and middle income families, for at least the next five years?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
3. Does your zoning ordinance and map, development and subdivision regulations or other land use controls conform to the jurisdiction's comprehensive plan regarding housing needs by providing: a) sufficient land use and density categories (multifamily housing, duplexes, small lot homes and other similar elements); and, b) sufficient land zoned or mapped "as of right" in these categories, that can permit the building of affordable housing addressing the needs identified in the plan? (For purposes of this notice, "as-of-right," as applied to zoning, means uses and development standards that are determined in advance and specifically authorized by the zoning ordinance. The ordinance is largely self-enforcing because little or no discretion occurs in its administration.). If the jurisdiction has chosen not to have either zoning, or other development controls that have varying standards based upon districts or zones, the applicant may also enter yes.	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
4. Does your jurisdiction's zoning ordinance set minimum building size requirements that exceed the local housing or health code or is otherwise not based upon explicit health standards?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

5. If your jurisdiction has development impact fees, are the fees specified and calculated under local or state statutory criteria? If no, skip to question #7. Alternatively, if your jurisdiction does not have impact fees, you may enter yes.	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
6. If yes to question #5, does the statute provide criteria that sets standards for the allowable type of capital investments that have a direct relationship between the fee and the development (nexus), and a method for fee calculation? NA	<input type="checkbox"/> No	<input type="checkbox"/> Yes
7. If your jurisdiction has impact or other significant fees, does the jurisdiction provide waivers of these fees for affordable housing? NA	<input type="checkbox"/> No	<input type="checkbox"/> Yes
8. Has your jurisdiction adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through graduated regulatory requirements applicable as different levels of work are performed in existing buildings? Such code language increases regulatory requirements (the additional improvements required as a matter of regulatory policy) in proportion to the extent of rehabilitation that an owner/developer chooses to do on a voluntary basis. For further information see HUD publication: "Smart Codes in Your Community: A Guide to Building Rehabilitation Codes" ( <a href="http://www.huduser.org/publications/destech/smartcodes.html">www.huduser.org/publications/destech/smartcodes.html</a> )	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
9. Does your jurisdiction use a recent version (i.e. published within the last 5 years or, if no recent version has been published, the last version published) of one of the nationally recognized model building codes (i.e. the International Code Council (ICC), the Building Officials and Code Administrators International (BOCA), the Southern Building Code Congress International (SBCI), the International Conference of Building Officials (ICBO), the National Fire Protection Association (NFPA)) without significant technical amendment or modification. In the case of a tribe or TDHE, has a recent version of one of the model building codes as described above been adopted or, alternatively, has the tribe or TDHE adopted a building code that is substantially equivalent to one or more of the recognized model building codes?  Alternatively, if a significant technical amendment has been made to the above model codes, can the jurisdiction supply supporting data that the amendments do not negatively impact affordability.	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
10. Does your jurisdiction's zoning ordinance or land use regulations permit manufactured (HUD-Code) housing "as of right" in all residential districts and zoning classifications in which similar site-built housing is permitted, subject to design, density, building size, foundation requirements, and other similar requirements applicable to other housing that will be deemed realty, irrespective of the method of production?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes

FAX ID: 210236965-6939

11. Within the past five years, has a jurisdiction official (i.e., chief executive, mayor, county chairman, city manager, administrator, or a tribally recognized official, etc.), the local legislative body, or planning commission, directly, or in partnership with major private or public stakeholders, convened or funded comprehensive studies, commissions, or hearings, or has the jurisdiction established a formal ongoing process, to review the rules, regulations, development standards, and processes of the jurisdiction to assess their impact on the supply of affordable housing?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
12. Within the past five years, has the jurisdiction initiated major regulatory reforms either as a result of the above study or as a result of information identified in the barrier component of the jurisdiction's "HUD Consolidated Plan?" If yes, attach a brief list of these major regulatory reforms.	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
13. Within the past five years has your jurisdiction modified infrastructure standards and/or authorized the use of new infrastructure technologies (e.g. water, sewer, street width) to significantly reduce the cost of housing?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
14. Does your jurisdiction give "as-of-right" density bonuses sufficient to offset the cost of building below market units as an incentive for any market rate residential development that includes a portion of affordable housing? (As applied to density bonuses, "as of right" means a density bonus granted for a fixed percentage or number of additional market rate dwelling units in exchange for the provision of a fixed number or percentage of affordable dwelling units and without the use of discretion in determining the number of additional market rate units.)	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
15. Has your jurisdiction established a single, consolidated permit application process for housing development that includes building, zoning, engineering, environmental, and related permits? Alternatively, does your jurisdiction conduct concurrent, not sequential, reviews for all required permits and approvals?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
16. Does your jurisdiction provide for expedited or "fast track" permitting and approvals for all affordable housing projects in your community?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
17. Has your jurisdiction established time limits for government review and approval or disapproval of development permits in which failure to act, after the application is deemed complete, by the government within the designated time period, results in automatic approval?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
18. Does your jurisdiction allow "accessory apartments" either as: a) a special exception or conditional use in all single-family residential zones or, b) "as of right" in a majority of residential districts otherwise zoned for single-family housing?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
19. Does your jurisdiction have an explicit policy that adjusts or waives existing parking requirements for all affordable housing developments?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
20. Does your jurisdiction require affordable housing projects to undergo public review or special hearings when the project is otherwise in full compliance with the zoning ordinance and other development regulations?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Total Points:</b>		

**Part B. State Agencies and Departments or Other Applicants for Projects Located in Unincorporated Areas or Areas Otherwise Not Covered in Part A**

	1	2
1. Does your state, either in its planning and zoning enabling legislation or in any other legislation, require localities regulating development have a comprehensive plan with a "housing element?" If no, skip to question # 4	<input type="checkbox"/> No	<input type="checkbox"/> Yes
2. Does your state require that a local jurisdiction's comprehensive plan estimate current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low, moderate, and middle income families, for at least the next five years?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
3. Does your state's zoning enabling legislation require that a local jurisdiction's zoning ordinance have a) sufficient land use and density categories (multifamily housing, duplexes, small lot homes and other similar elements); and, b) sufficient land zoned or mapped in these categories, that can permit the building of affordable housing that addresses the needs identified in the comprehensive plan?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
4. Does your state have an agency or office that includes a specific mission to determine whether local governments have policies or procedures that are raising costs or otherwise discouraging affordable housing?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
5. Does your state have a legal or administrative requirement that local governments undertake periodic self-evaluation of regulations and processes to assess their impact upon housing affordability address these barriers to affordability?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
6. Does your state have a technical assistance or education program for local jurisdictions that includes assisting them in identifying regulatory barriers and in recommending strategies to local governments for their removal?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
7. Does your state have specific enabling legislation for local impact fees? If no skip to question #9.	<input type="checkbox"/> No	<input type="checkbox"/> Yes
8. If yes to the question #7, does the state statute provide criteria that sets standards for the allowable type of capital investments that have a direct relationship between the fee and the development ( <i>nexus</i> ) and a method for fee calculation?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
9. Does your state provide significant financial assistance to local governments for housing, community development and/or transportation that includes funding prioritization or linking funding on the basis of local regulatory barrier removal activities?	<input type="checkbox"/> No	<input type="checkbox"/> Yes

<p>10. Does your state have a mandatory state-wide building code that a) does not permit local technical amendments and b) uses a recent version (i.e. published within the last five years or, if no recent version has been published, the last version published) of one of the nationally recognized model building codes (i.e. the International Code Council (ICC), the Building Officials and Code Administrators International (BOCA), the Southern Building Code Congress International (SBCI), the International Conference of Building Officials (ICBO), the National Fire Protection Association (NFPA)) without significant technical amendment or modification?</p> <p>Alternatively, if the state has made significant technical amendment to the model code, can the state supply supporting data that the amendments do not negatively impact affordability?</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>11. Has your jurisdiction adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through graduated regulatory requirements applicable as different levels of work are performed in existing buildings? Such code language increases regulatory requirements (the additional improvements required as a matter of regulatory policy) in proportion to the extent of rehabilitation that an owner/developer chooses to do on a voluntary basis. For further information see HUD publication: <i>"Smart Codes in Your Community: A Guide to Building Rehabilitation Codes"</i> (<a href="http://www.huduser.org/publications/destech/smartcodes.html">www.huduser.org/publications/destech/smartcodes.html</a>)</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>12. Within the past five years has your state made any changes to its own processes or requirements to streamline or consolidate the state's own approval processes involving permits for water or wastewater, environmental review, or other State-administered permits or programs involving housing development. If yes, briefly list these changes.</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>13. Within the past five years, has your state (i.e., Governor, legislature, planning department) directly or in partnership with major private or public stakeholders, convened or funded comprehensive studies, commissions, or panels to review state or local rules, regulations, development standards, and processes to assess their impact on the supply of affordable housing?</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>14. Within the past five years, has the state initiated major regulatory reforms either as a result of the above study or as a result of information identified in the barrier component of the states' "Consolidated Plan submitted to HUD?" If yes, briefly list these major regulatory reforms.</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>15. Has the state undertaken any other actions regarding local jurisdiction's regulation of housing development including permitting, land use, building or subdivision regulations, or other related administrative procedures? If yes, briefly list these actions.</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>Total Points:</b></p>		

**EXHIBIT 4**      *Evidence of your project being in occupancy for at least five years as of the date of the application to HUD. This evidence must be submitted by all applicants. (Not applicable for applicants of unused and underutilized commercial facilities).*

A copy of the HAP contract dated December 15, 1971 is attached as evidence that this project has been occupied for at least five years as of the date of this application.

## U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

## AMENDATORY CONTRACT

Project Number 017-SH006

Date \_\_\_\_\_

WHEREAS, pursuant to Section 215 of the National Housing Act ("ACT"), a certain Rent Supplement Contract ("Contract") was entered into on the 15th day of December, 1971, by and between the Secretary of Housing and Urban Development ("Government") and New Haven Jewish Community Council, Inc. ("Owner").

WHEREAS, in order to assure the accomplishment of the purposes of the Act, it is the desire of all parties to cancel and nullify all aspects of said Contract dated December 15, 1971.

NOW, THEREFORE, in consideration of the promises and of the mutual covenants and contracts in said Contract and this Amendatory Contract, all parties do hereby agree that the Contract shall be and the same hereby is CANCELLED, NULLIFIED AND VOID.

No further rental assistance payments shall be made under said Contract after the last day of July, 1984. ("Effective Date")

This Amendatory Contract shall not be deemed to affect any proceedings taken or any act or thing done by the Owner pursuant to the Contract prior to the effective date of this Amendatory Contract, and all such proceedings properly taken, and all such acts or things properly done pursuant to and in compliance with the provisions of said Contract shall be deemed to have been properly taken, done and performed under the Contract.

IN WITNESS WHEREOF, all parties have caused this Amendatory Contract to be executed in their respective names as of this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

New Haven Jewish Community  
(Housing Owner) Council, Inc.

SECRETARY OF HOUSING &amp; URBAN DEVELOPMENT

By: \_\_\_\_\_

By: \_\_\_\_\_

David B. Harrity, Director  
Housing Management Division

Date: June 12, 1984Date: 6/28/84

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
SECTION 8 HOUSING ASSISTANCE PAYMENTS PROGRAM  
ADDITIONAL ASSISTANCE PROGRAM FOR PROJECTS WITH HUD-INSURED,  
AND HUD-HELD MORTGAGES,  
24 C.F.R. PART 886, SUBPART A

HOUSING ASSISTANCE PAYMENTS (HAP) CONTRACT

☒ Initial Contract

☐ Renewal

This Contract is between the United States of America, acting through the Department of Housing and Urban Development (called "HUD"), and New Haven Jewish Community Council (called "Owner"). This Contract is executed pursuant to the United States Housing Act of 1937 (called the "Act"), 42 U.S.C. 1437, et seq., and the Department of Housing and Urban Development Act, 42 U.S.C. 3531, et seq. The housing project covered by this Contract is identified as follows:

Project Name: Tower One City: New Haven

Address: Tower Lane

Section 8 No.: DT26-19800-129 County: New Haven

IHA No.: 075H006 State: Connecticut

Section 1. Definitions

- a. Contract Rent -- the rent HUD authorizes the Owner to collect for the contract unit.
- b. Family -- one or more persons eligible for and receiving Section 8 housing assistance payments in accordance with HUD regulations and procedures.
- c. Gross Family Contribution -- the amount HUD regulations require the family to pay monthly towards the gross rent.
- d. Gross Rent -- the sum of the contract rent and any utility allowance. If there is no utility allowance, gross rent equals contract rent.
- e. Net Family Contribution -- the gross family contribution less any utility allowance. If this amount is positive, it represents the amount HUD regulations require the family to pay monthly to the Owner. If this amount is negative, the family makes no payment to the Owner. Instead, the Owner pays this amount monthly to the family.
- f. Utility Allowance -- an amount determined or approved by HUD as an allowance for the cost of utilities (except telephone).

Section 7. Content of Contract. This Contract includes the exhibits listed below and the Affirmative Fair Housing Marketing Plan approved by HUD on \_\_\_\_\_ which is incorporated by reference.

- a. Exhibit A: Equal Opportunity Requirements
- b. Exhibit B: Schedule of Units, Rents, Equipment, Utilities and Services
- c. Additional Exhibits:

Name \_\_\_\_\_

Section 3. Scope of Contract. This Contract and its exhibit comprise the entire agreement between the parties to this contract with respect to the matters contained in it. Neither party is bound by any representations or agreements of any kind except as contained in this Contract, any applicable regulations, and agreements entered into in writing.

Section 4. Housing Owner's Certification of Authority. The Owner certifies that the Owner has the legal authority to enter into this Contract and to lease the dwelling units covered by this Contract.

Section 5. Term of Contract. This Contract shall run for a period of five years, beginning July 1, 1984, and continuing through June 30, 1989. This contract may be renewed for two additional five-year periods upon agreement by the Owner and HUD.

Section 6. Maximum Amount of Housing Assistance Payments.

- a. Maximum Annual Contract Commitment. Notwithstanding any other provision of this Contract (other than paragraph b) or any other contract between HUD and the Owner, HUD shall not be obligated to make assistance payments and pay PHA fees, if any, in excess of \$ 201,974 under this Contract during any Contract year. In addition, HUD shall not be obligated to pay assistance for more than the total number of contract units shown in Exhibit B.
- b. HAP Reserve (Project Account). In order to assure that housing assistance payments will be increased on a timely basis to cover increases in contract rents or decreases in family incomes, HUD shall establish and maintain a HAP Reserve out of amounts by which the Maximum annual contract commitment exceeds amounts paid under the Contract for any Contract year. This Reserve shall be maintained in the name of the project. The amount of housing assistance paid for any Contract year may exceed the maximum annual contract commitment specified in paragraph 6a to the extent funds are available in the HAP Reserve.
  - (1) The HAP Reserve may be used only for payment of housing assistance payments or other costs specifically authorized by HUD.
  - (2) If HUD at any time determines that the HAP Reserve has accumulated funds in excess of the amount the project will need through the current Contract year, HUD may reduce the HAP Reserve by the amount that HUD determines to be excessive.
  - (3) Any amount remaining in the HAP Reserve at the end of the term of this Contract shall be applied as directed by HUD in accordance with applicable law.

Section 7. Housing Assistance Payments and PHA Fees. HUD shall make payments for the purposes identified in this section. Eligibility for, and the amount of, any housing assistance payments will be determined in accordance with HUD's administrative procedures.

- a. Monthly Rental Assistance. For each contract unit occupied by an eligible family in accordance with this Contract, HUD will pay the Owner the difference between the HUD-approved gross rent and the gross family contribution required by HUD regulations and administrative procedures. From this amount, the Owner will pay families any amounts due them pursuant to HUD procedures and Section 15c of this Contract.

Exhibit A to HAP Contract  
Equal Opportunity Requirements

1. Nondiscrimination in Housing. The Owner shall not in the selection of families, in the provision of services, or in any other manner, discriminate against any person on the grounds of race, color, creed, religion, sex, age, national origin or handicap.
- a. Members of Certain Classes. The Owner shall not automatically exclude anyone from participation in, or deny anyone the benefits of, the Housing Assistance Payments Program because of membership in a class, such as unmarried mothers, recipients of public assistance, handicapped persons.
- b. Title VIII of the Civil Rights Act of 1968. The Owner shall comply with all requirements imposed by Title VIII of the Civil Rights Act of 1968, which prohibits discrimination in the sale, rental, financing and advertising of housing on the basis of race, color, religion, sex, or national origin, and any related rules and regulations, including 24 CFR Parts 100, 107, 109 and 110 and Part 200, Subparts I and M.
- c. Title VI of the Civil Rights Act of 1964 and Executive Order 11063. The Owner shall comply with all requirements imposed by Title VI of the Civil Rights Act of 1964, 42 U.S.C. 2000d et seq.; the HUD regulations issued thereunder, 24 CFR, Subtitle A, Part 1; the HUD requirements pursuant to said regulations; and Executive Order 11063 as amended, and any regulations and requirements issued thereunder to the end that, in accordance with that Act, Executive Order 11063 and the regulations and requirements of HUD, no person in the United States shall, on the grounds of race, color, creed, sex, or national origin, be excluded from participation in, or be denied the benefits of, the Housing Assistance Payments Program or be otherwise subjected to discrimination. This provision is included pursuant to the regulations of HUD, 24 CFR, Subtitle A, Part 1 issued under Title VI of the said Civil Rights Act of 1964, HUD regulations issued pursuant to Executive Order 11063 and the HUD requirements pursuant to the regulations. The obligation of the Owner to comply therewith inures to the benefit of the United States of America and HUD which shall be entitled to invoke any remedies available by law to either redress any breach or to compel compliance by the Owner.
- d. Section 504 of the Rehabilitation Act of 1973. The Owner shall comply with all the requirements imposed by Section 504 of the Rehabilitation Act of 1973, as amended, and any related rules and regulations. Section 504 provides that no otherwise qualified handicapped person shall, solely by reason of handicap, be excluded from participation in, be denied the benefit of, or otherwise be subjected to discrimination under any program or activity receiving Federal financial assistance.
- e. Employees of Owner.
  - (1) In carrying out the obligations under this Contract, the Owner will not discriminate against any employee or applicant for employment because of race, color, creed, religion, sex, age, handicap or national origin. The Owner will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to race, color, creed, religion, sex, age, handicap or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff

or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

- (2) The Owner agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by HUD setting forth the provisions of this nondiscrimination clause. The Owner will in all solicitations or advertisements for employees placed by or on behalf of the Owner state that all qualified applicants will receive consideration for employment without regard to race, color, creed, religion, sex, age, handicap or national origin. The Owner will incorporate the foregoing requirements of this paragraph in all of its contracts for project work, except contracts for standard commercial supplies or raw materials, and will require all of its contractors for such work to incorporate such requirements in all subcontracts for project work.

f. Age Discrimination Act of 1975. The Owner shall comply with any rules and regulations issued or adopted by HUD under the Age Discrimination Act of 1975, as amended, 42 U.S.C. §101 et seq., which prohibits discrimination on the basis of age in programs and activities receiving Federal financial assistance.

2. Cooperation in Equal Opportunity Compliance Reviews. The Owner agrees to cooperate with HUD in the conducting of compliance reviews and complaint investigations pursuant to or permitted by all applicable civil rights statutes, Executive Orders, and rules and regulations.

3. Training, Employment, and Contracting Opportunities For Businesses and Lower-Income Persons. This section does not apply if five times the dollar amount in Section 6a of this Contract is \$500,000 or less as of the first day of this term.

a. The project assisted under this Contract is subject to the requirements of section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u. Section 3 requires that, to the greatest extent feasible, opportunities for training and employment be given lower-income residents of the project area and contracts for work in connection with the project be awarded to business concerns which are located in, or owned in substantial part by persons residing in, the area of the project.

b. Notwithstanding any other provision of this Contract, the Owner shall carry out the provisions of said section 3 and the regulations issued by HUD as set forth in 24 CFR, Part 135 and all applicable rules and orders of HUD issued thereunder prior to the execution of this Contract. The requirements of the regulations include, but are not limited to, development and implementation of an affirmative action plan for utilizing business concerns located within, or owned in substantial part by persons residing in, the area of the project; the making of a good faith effort, as defined by the regulations, to provide training, employment, and business opportunities required by section 3; and incorporation of the "section 3 clause" specified by section 135.20(b) of the regulations and paragraph (d) of this section in all contracts for work in connection with the project. The Owner certifies and agrees that he is under no contractual or other disability which would prevent him from complying with these requirements.

c. Compliance with the provisions of section 3, the regulations set forth in 24 CFR, Part 135, and all applicable rules and orders

**EXHIBIT 5**

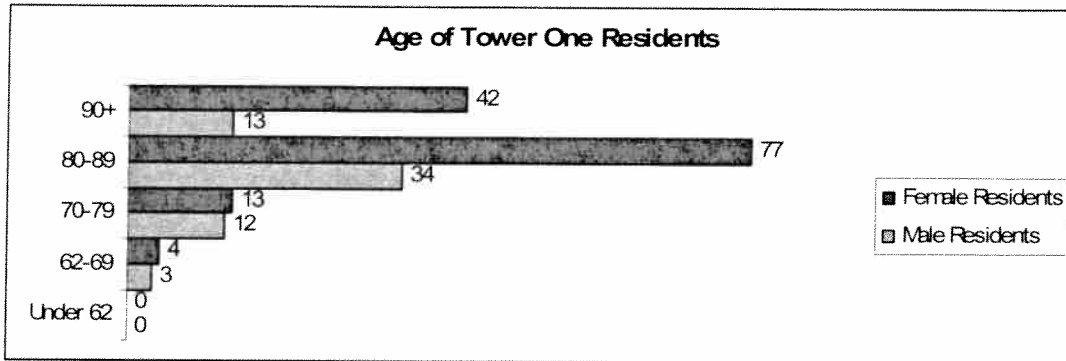
*A market analysis of the need for the proposed ALF units, including information from both the project and the housing market, containing:*

*(a) Evidence of need for the ALF by current project residents:*

- 1. A description of the demographic characteristics of the elderly residents currently living in the project, including the current number of residents, distribution of residents by age and sex, an estimate of the number of residents with frailties/limitations in activities of daily living and an estimate of the number of residents in need of assisted living services*
- 2. A description of the services which are currently available to the residents and/or provided on or off-site and what services are lacking.*

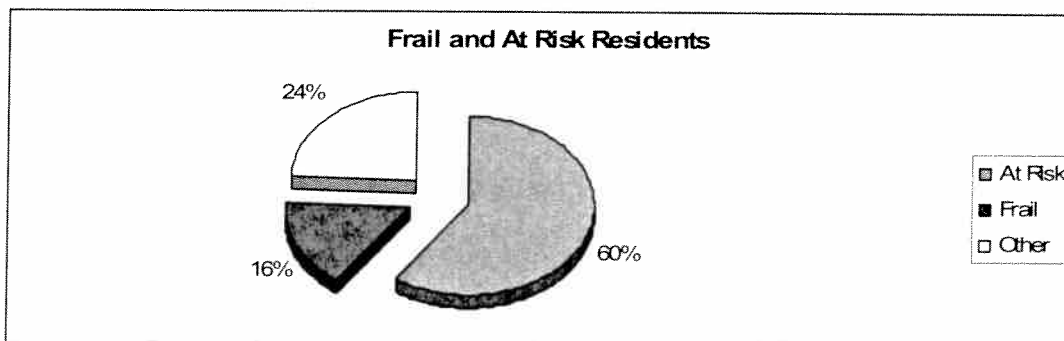
*(1) Description of demographic characteristics of current elderly residents*

Tower One, an elderly housing development located in New Haven, Connecticut, was constructed under the HUD 202 Program 37 years ago. Originally, elderly individuals that were independent and not requiring supportive services occupied the 21 story building. The number of elderly who need housing has grown, and with the increase in longevity, some of those elderly are finding themselves in a situation where independence has decreased and their need for supportive services has increased. These once independent elderly residents now need assistance with several Activities of Daily Living (ADLs). Over 84% of the current Tower One residents are 80 years and older as indicated in the following chart.



Currently, many of the Tower One apartments do not have special design features to improve efficiency or accessibility. Because of this, the elderly residents with physical limitations are faced with many challenges each day to maintain their independence. For instance, doorways into the apartments and into the bathrooms are only 29 inches wide making it difficult for entrance with a wheelchair. Residents in wheelchairs have to maneuver carefully to gain access into their apartments and into their bathrooms. Once in the bathrooms, these residents encounter the challenge of using the tub. The tubs are 17 inches high and do not include a "cut out" section that would make it easy for access. In addition, not all the tubs have handrails.

The demographic characteristics of the elderly residents of Tower One indicate an aging population which becomes frailer each year. The following chart shows that 76% of the Tower One residents are presently categorized as frail and/or at risk.



**(2) *Description of services currently available to residents***

In the State of Connecticut, assisted living regulations are divided into two segments, those that are: 1) the responsibility of the facility, called the Managed Residential Community (MRC); and 2) the responsibility of the service provider, called the Assisted Living Service Agency (ALSA).

**Managed Residential Community (MRC)**

Tower One applied for and received designation as a Managed Residential Community (MRC) from the State of Connecticut Department of Health on July 18, 1996. A copy of the MRC is attached for Tower One.

Utopia Assisted Living Services Agency was initially licensed as an Assisted Living Service Agency (ALSA) on February 14, 1997. An ALSA license is only approved to provide assisted living services at a specific MRC. Therefore, Utopia Assisted Living Services Agency is the provider of assisted living services to Tower One. A copy of Utopia's ALSA license is attached.

**Tower One is a designated MRC providing the following services:**

**Service Coordinator**

Tower One has HUD funded Service Coordinators. The role of the service coordinator is determined by the HUD service coordinator guidelines and the State of Connecticut's Assisted Living Regulations which requires that a MRC have a service coordinator on site. The service coordinator acts as a "gatekeeper" of services for Tower One tenants in identifying and assisting tenants in securing community based services as well as in determining if residents are eligible for ALSA services. The service coordinator works closely with the ALSA registered nurse as part of the interdisciplinary team in identifying and assisting residents in securing community based services as well as in determining if residents are eligible for the various stated funded community based and assisted living services such as Department of Economic and Community Development (DECD) Assisted Living Program or through community based programs to remain at Tower One.

The following services are currently available to residents through Tower One and/or community organizations and third party reimbursement sources:

### **Personal Care**

Personal Care consists of supervision of and assistance with Activities of Daily Living (ADL) such as bathing, dressing, and ambulation. These services are available 7 days a week.

### **Emergency Response**

The following are the emergency response systems which are currently available:

- Personal emergency response system (Lifeline) for each eligible resident which is set up and maintained by a private organization specializing in this product.
- Emergency pull cords in all bedrooms and bathrooms.
- 24 hour a day on-site security staff to respond to the emergency needs.

### **Meals**

Three meals a day are made available for residents at Tower One.

### **Transportation**

Residents at Tower One have access to transportation through the South Central Connecticut Agency and the City of New Haven.

### **Social Activities**

Tower One provides an impressive variety of programs, activities and services to address a variety of interests and needs.

### **The following is a list of services that are currently lacking for residents:**

The following assisted living services are made available through Utopia Assisted Living Services Agency (ALSA):

### **Personal Care**

Assistance with Activities of Daily Living is available 7 days a week. This includes but is not limited to assistance with bathing, dressing, and ambulating. Assistance with Instrumental Activities of Daily Living is provided on an as needed basis. This includes but is not limited to assistance with laundry, housekeeping, and socialization. Attached is the personal assisted living services package from Utopia Assisted Living Services, Inc.